#1 of 10: Share of the Market's Post-2020 Homes in Its Top Three Cities

78.9% of new homes in Denver's top 3 cities

Source: ALEX Intelligence · Published November 04, 2026

Swipe for insights →

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

THE DATA

78.9%

Share of the Market's Post-2020 Homes in Its Top Three Cities

Denver's new housing delivery is highly concentrated in just three cities, with no other city approaching their scale.

This 78.9% share—calculated from U.S. Census Bureau data—reveals a structural imbalance in Denver’s housing growth. The top three cities, Denver, Castle Rock, and Parker, account for nearly four out of every five new homes built since 2020. This concentration signals a bifurcation in development: core urban centers and a few suburban outliers are absorbing almost all new supply, while the rest of the metro faces stagnation.



Photo: NateBergin · CC BY 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-04-denver-concentration-new-homes-place



01

Growth is not spreading—it's stacking

This concentration also distorts the perception of market health. When a handful of cities absorb nearly all new homes, the broader metro appears to be growing rapidly—even as many neighborhoods remain underserved. The data shows that growth is not inclusive; it is spatially stacked.

Photo: cogdogblog · CC BY 2.0 · Wikimedia Commons



Photo: Colorado Senate GOP · CC BY 2.0 · Wikimedia Commons

02

The supply gap is widening

This pattern aligns with the Kansas City Fed's observation of persistent income inequality in the Denver metro, despite strong employment growth. The lack of supply in mid-tier neighborhoods means that rising wages are not translating into housing access. The new construction boom is not solving affordability—it is exacerbating it by reinforcing spatial inequality.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy