Lone Tree — #1 of 10: Share of Homes in 50-Unit Buildings or Larger

Lone Tree Leads Denver in Apartment Stock

Source: ALEX Intelligence · Published November 17, 2026

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THE DATA

29.8%

Share of Homes in 50-Unit Buildings or Larger (2024)

Lone Tree holds the highest concentration of large apartment buildings in the Denver metro area.

This figure represents nearly one-third of all homes in the city being part of a 50-unit or larger residential complex. It signals a structural shift toward high-density, multi-unit living in what was once a suburban, single-family-dominated landscape. This concentration is not just a housing trend—it reflects a broader reconfiguration of land use, infrastructure demand, and demographic attraction in the eastern Denver metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-denver-apartment-share-place-mkt



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Density as a New Urban Identity

The implications extend beyond housing: high-density zones attract higher public transit ridership, influence school district planning, and reshape commercial demand. Lone Tree is not just a residential hub—it is becoming a model for how suburban cities can evolve without losing their suburban character, by embedding density within a framework of connectivity and choice.

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02

Denver’s Metro Identity Is Fragmenting

The data implies that policy, zoning, and investment are not being applied uniformly. Areas like Meridian (24.1%) and Lakewood (8.8%) reflect varying degrees of urbanization, while others like Castle Rock (4.0%) remain firmly in the single-family, low-density zone. This fragmentation complicates regional planning and may contribute to disparities in infrastructure access, economic opportunity, and social cohesion—issues that will shape Denver’s long-term sustainability.

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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

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