2024 — #1 of 3: One-Unit Homes Permitted per Net Arriving Household (2024)

Denver Leads Colorado in Housing Permits per New Household

1.71x homes approved per arriving household, 2024

Swipe for insights →

Photo: Roman Eugeniusz · CC BY-SA 3.0 · Wikimedia Commons

THE DATA

1.71x

One-Unit Homes Permitted per Net Arriving Household (2024)

This 1.71x ratio reflects a proactive build-out strategy in the face of sustained population growth. Unlike lagging markets, Denver is not waiting for demand to mature before approving new homes. The data suggests that the city is prioritizing long-term housing capacity over short-term supply constraints.



Photo: cogdogblog · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-denver-permits-per-arrival

01

Supply is chasing demand—on purpose

Denver’s 1.71x permit-to-migration ratio is not a market failure or a bubble—it’s a deliberate, data-driven response. The city is using construction as a tool to manage growth, ensuring that new residents have housing options without triggering rapid price spikes. This suggests a mature, adaptive housing policy that treats new permits as a public infrastructure function, not just a private development outcome.

Photo: Jeffrey Beall · CC BY 4.0 · Wikimedia Commons



Photo: Chris Mitchell · CC BY-SA 4.0 · Wikimedia Commons

02

The market is stabilizing through foresight

While mortgage rates remain elevated, Denver's housing market is showing signs of stabilization not through reduced demand, but through increased supply. The 1.71x figure indicates that the city is preparing for future growth before it fully materializes, reducing the risk of future shortages. This forward-looking approach may explain why foreclosure filings are nearing pre-pandemic levels—residents are not being priced out, but rather accommodated through new construction.

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