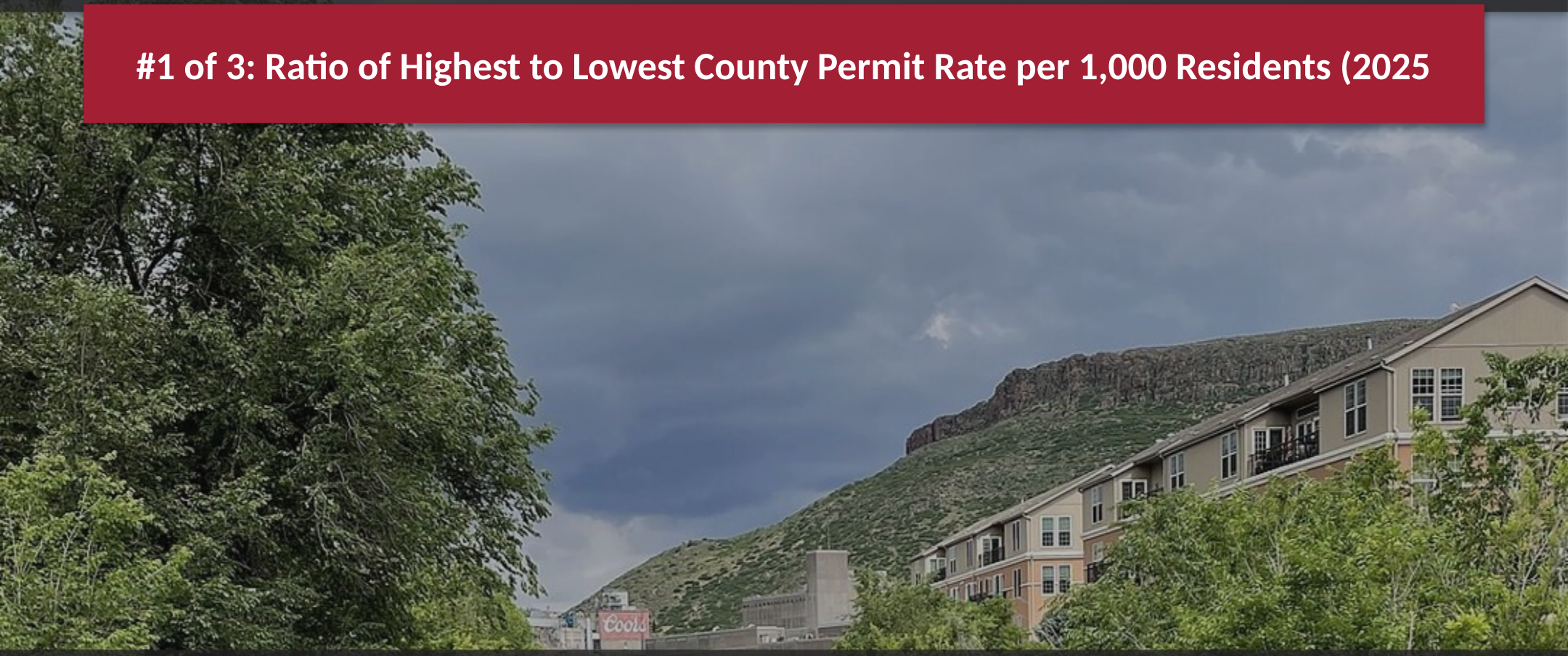
#1 of 3: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025



Denver’s Permit Gap: Douglas vs. Jefferson

2.78x higher approval rate in Douglas County, per 1,000 residents

Swipe for insights →

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THE DATA

2.78x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Douglas County's new home permit rate per capita is 2.78 times higher than Jefferson County's in 2025.

This disparity reflects a deepening divide in development momentum across the Denver metro. While Douglas County continues to attract new housing supply, Jefferson County lags, limiting housing availability and potentially constraining affordability gains. The gap is not a temporary blip but a structural trend in regional planning and zoning enforcement.

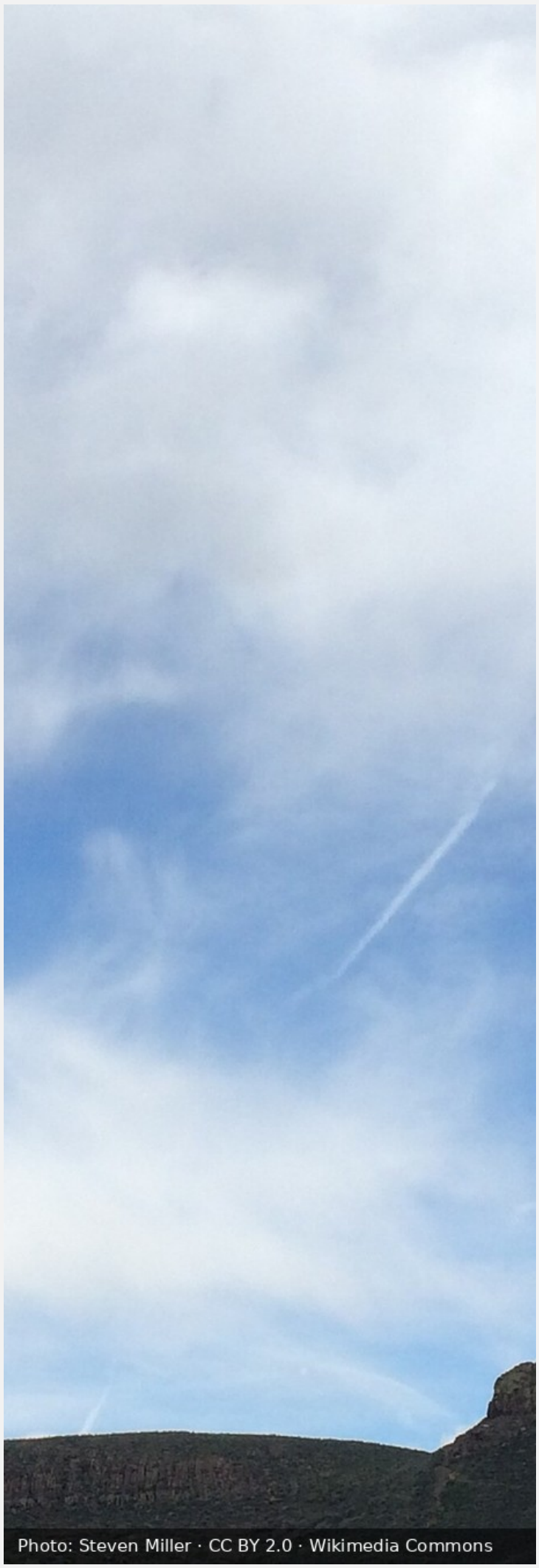


Photo: Steven Miller · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-denver-permits-county-spread

01

The Build-Out Divide

For buyers and renters, this means rising disparities in access to new housing. Areas in Douglas County may see faster price appreciation due to higher supply, while Jefferson County's constrained supply could drive up prices despite lower demand. This imbalance is not just about quantity — it's about who gets to build and where.

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02

Policy as a Growth Engine

This divergence has long-term implications: faster urbanization in Douglas County may strain public services, while Jefferson County risks becoming a housing bottleneck. The lesson is clear — housing supply is not determined by demand alone, but by policy decisions made at the county level.

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

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