Douglas County Demographic Summary  
Updated March 2017

Population
The Douglas County population estimate for January 1, 2017 is 336,000 persons, a 2.7% increase from the previous year's estimate of 327,230. According to the State Demography Office, the population age 60 and over increased 46% between 2010 and 2015, while the total population of Douglas County increased 12% during this time period. The State Demography Office forecasts a 32% increase in the population age 60 and over from 2015 to 2020, while the total population is expected to increase 10%.

Permit Trends
Permits issued for new housing in all of Douglas County increased 11.6% compared to 2015, with 3,660 housing units permitted in 2016. Apartment units are 42% of the total new units permitted. Nearly 1.5 million square feet of commercial space was permitted in 2016, including approximately 350,000 square feet at the Promenade development in Castle Rock, and 340,000 square feet of self-storage warehouses in Highlands Ranch, Parker and Castle Rock.

Residential Development
In 2016, 3,400 new housing units were completed in Douglas County, which was a 2.8% increase in the total housing stock. The County’s total housing stock as of January 1, 2017, is 120,580 units. Single family detached houses account for 76% of that total. The incorporated cities and towns in Douglas County contain 41.6% of the total housing stock. Ninety-one percent of all housing units are located in the urban-designated areas of the County, which is 18% of the total land area of the County.

Residential Sales
The median price of all homes sold in Douglas County in the third quarter of 2016 was $432,500, which is an 8.2% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2016 decreased 4.2% compared to 2015. The total number of foreclosure filings initiated in 2016 decreased 3.7% from 2015 for a total of 310.

Annual Income
The 2015 average annual wage for jobs located in Douglas County was $60,477, which was a 3.0% increase from the previous year. According to the 2015 American Community Survey, the median household income in Douglas County was $107,650, which ranks 4th in the nation for highest median household income among counties with populations of 65,000 or more. The 2015 American Community Survey also shows that 3.5% of the population had incomes below the poverty level.

Annual Employment
The number of jobs located in Douglas County increased 5.0% from 2014 to 2015, bringing the average annual total to 112,883 jobs. The professional and business services supersector is the County’s largest employer in 2015 with 18.7% of jobs, followed by the retail trade sector (15.5%), and the leisure and hospitality supersector (13.2%). The two supersectors with the greatest increases in jobs were information which gained 844 jobs, and government, which gained 774 jobs.