

Douglas County Demographic Summary

Updated June 2022

Population

The Douglas County population estimate for January 1, 2022 is 373,275 persons, a 1.2% increase from the previous year's estimate of 368,862. The Census Bureau and the State of Colorado also produce population estimates using different methodologies. The most current estimate available from the Census Bureau, for July 1, 2021, is 368,990 for Douglas County.

Permit Trends

Permits issued for new housing in Douglas County increased 35.8% compared to 2020, with 4,967 housing units permitted in 2021. This change is due primarily to increases in permit issuance for single-family and townhome housing units, particularly in Castle Rock, Castle Pines, Parker, the Pinery Separated Urban Area, and the Chatfield Urban Area. Multi-family and condominium housing unit permits accounted for 18% of the total permits issued in 2021. Over 700,000 square feet of commercial space was permitted in 2021.

Residential Development

In 2021, 3,546 new housing units were completed in Douglas County, which was a 2.6% increase in the total housing stock. The County's total housing stock as of January 1, 2022, is 140,360 units. Single family detached houses account for 75% of that total. The incorporated cities and towns in Douglas County contain 45% of the total housing stock. Ninety-two 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 3rd Quarter of 2020 was \$743,000 which is an 41.5% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2020 increased 3.3% compared to 2020.

Annual Income

The 2020 average annual wage for jobs located in Douglas County was \$65,117, which was an 6.6% decrease from the previous year. According to the 2020 American Community Survey, the median household income in Douglas County was \$135,589, which ranks 9th in the nation for highest median household income among counties. The 2020 American Community Survey also shows that 3.2% of the population had incomes below the poverty level.

Annual Employment

The number of jobs located in Douglas County decreased 0.8% from 2019 to 2020, bringing the average annual total to 129,676 jobs. The largest supersectors in the County in 2020 were professional and business services with 19.3% of jobs, followed by education & health services (15.6%), and retail (14.7%). The three supersectors with the largest numerical increases in jobs were transportation, warehousing, & utilities, manufacturing, and wholesale trade.