

# Douglas County Growth and Development Profile

Updated: September 2022



Department of Community Development | Planning Resources  
 100 Third St. | Castle Rock, CO 80104 | Ph: 303-660-7460 | douglas.co.us; search for demographics

## Population Estimates and New Housing

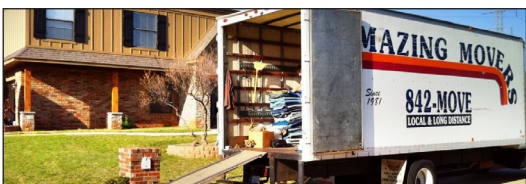
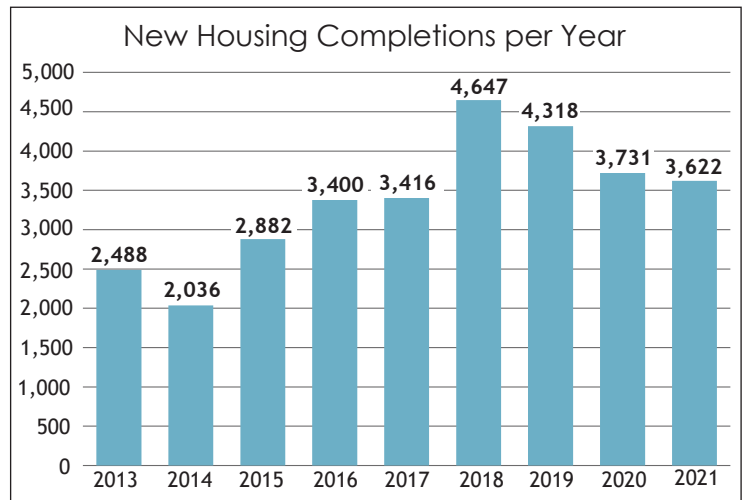
The Douglas County population estimate for January 1, 2022 is 373,275.

Area	Jan. 1, 2022
<b>Total Population</b>	<b>373,275</b>
<b>Incorporated</b>	<b>169,607</b>
Aurora (portion in DC)	2,916
Castle Pines	11,084
Castle Rock	78,313
Larkspur	210
Littleton (portion in DC)	843
Lone Tree	14,904
Parker	61,336
<b>Unincorporated</b>	<b>203,668</b>
Primary Urban Area	131,800
Chatfield Urban Area	2,460
Castle Pines SUA*	4,710
Pinery SUA*	12,170
Roxborough SUA*	9,450
Municipal Planning Areas (unincorporated)	17,570
Nonurban	31,000

\* SUA - Separated Urban Area  
 \*\* Change - Douglas County changed its methodology for generating population estimates in beginning with the Jan. 1, 2022 estimate to better incorporate 2020 Census results, and birth, death, and migration data generated by the State Demography Office.

2021 New Completed Housing Units		
Total new housing units	3,622	
	Amount	% of Total*
Single-family residential	2891	80%
Condos and townhouses	487	13%
Apartments	167	5%
<b>Unincorporated</b>	<b>949</b>	<b>26%</b>
<b>Incorporated</b>	<b>2596</b>	<b>72%</b>
<b>Urban</b>	<b>3459</b>	<b>95%</b>
<b>Non-Urban</b>	<b>163</b>	<b>5%</b>

\* Please note that percentages may not add up to 100% due to rounding.

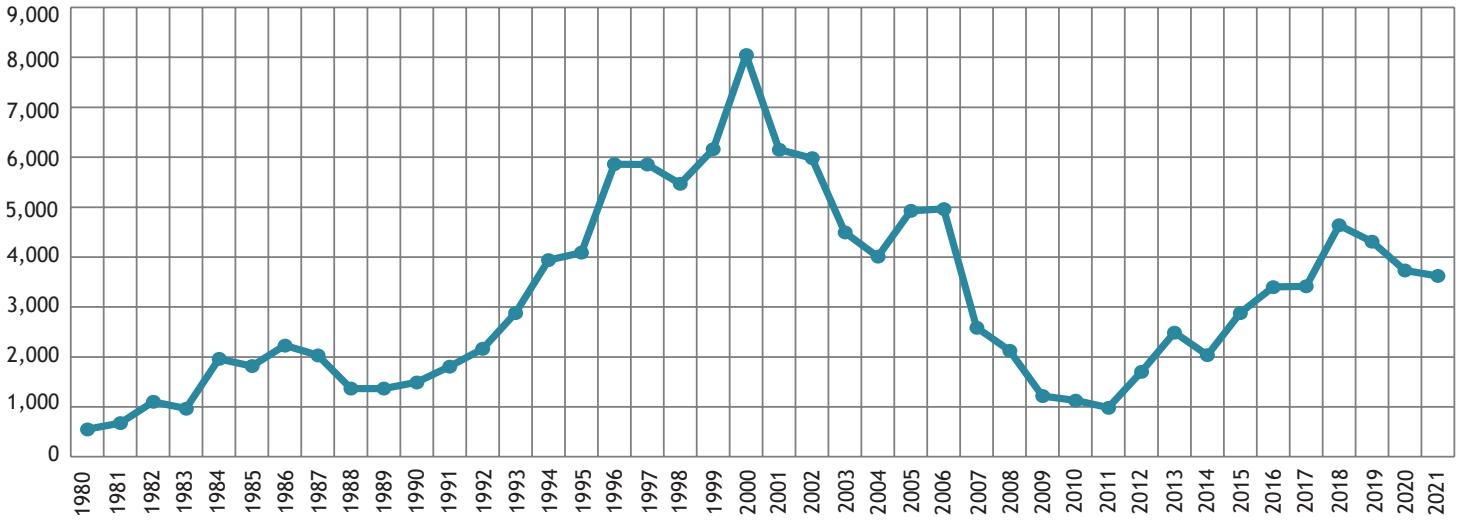


## New Development Completed in 2021

New non-residential space in Douglas County in 2021:

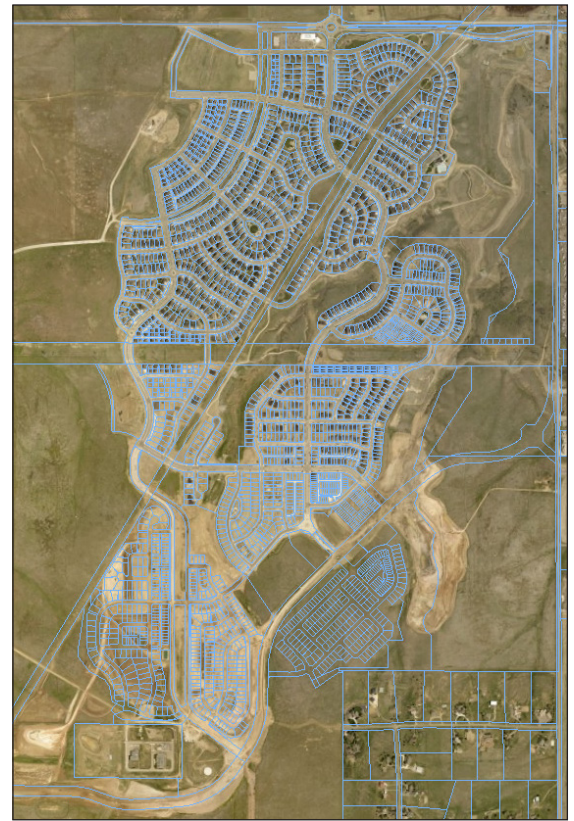
- South Suburban Sports Complex
- Kiewit Corporation
- Encore mixed-use building

### Annual Housing Growth from 1980 to 2021

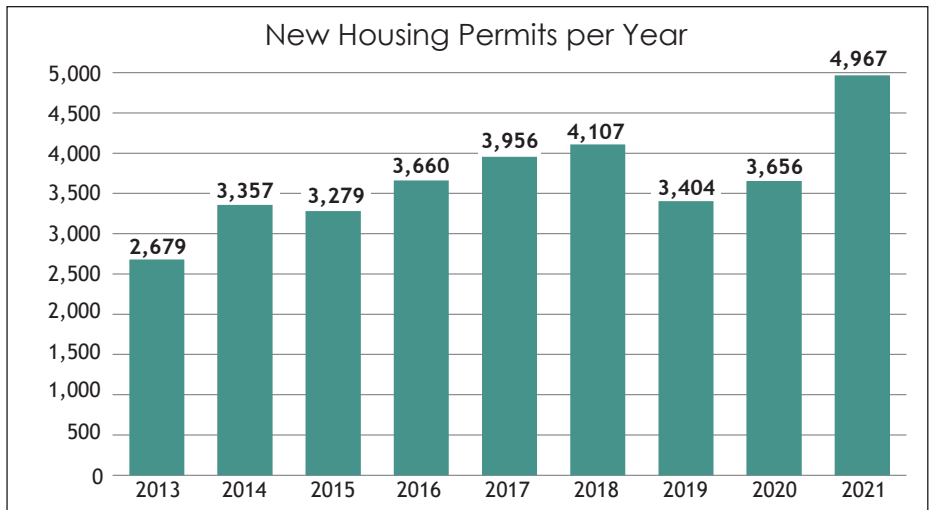


Annual Housing Growth Rates		
Year	Total Housing Units	Annual Growth Rate
2013	112,354	2.2%
2014	114,380	1.8%
2015	117,290	2.5%
2016	120,580	2.8%
2017	124,118	2.9%
2018	128,772	3.7%
2019	133,081	3.3%
2020	136,738	2.7%
2021	140,360	2.6%

New Housing Permits		
Year	Permits	% Change
2013	2,679	7.7%
2014	3,357	25.3%
2015	3,279	-2.3%
2016	3,660	11.6%
2017	3,956	8.1%
2018	4,107	3.8%
2019	3,404	-17.1%
2020	3,656	7.4%
2021	4,967	35.9%



2021 Permits for Housing Units		
Total new housing units	Amount	% of Total*
Single-family residential	3624	73%
Condos and townhouses	630	13%
Apartments	713	14%
Unincorporated	1981	40%
Incorporated	2986	60%
Urban	4586	92%
Non-Urban	381	8%



\* Please note that percentages may not add up to 100% due to rounding.