Douglas County Demographic Summary
Updated March 2018

Population
The Douglas County population estimate for January 1, 2018 is 346,000 persons, a 2.9% increase from the previous year’s estimate of 336,000. According to the U.S. Census Bureau, the population 65 years and over increased 79% between 2010 and 2016, while the total population of Douglas County increased 15% during this time. Although the senior population is growing, Douglas County continues to have a lower percentage of seniors than the statewide average (11.1% compared to 13.4%).

Permit Trends
Permits issued for new housing units in Douglas County increased 8.1% compared to the number issued in 2016, with 3,956 housing units permitted in 2017. Apartment units are 34% of the total new units permitted. Over two million square feet of commercial and nonresidential space was permitted in 2017, including the mixed-use Riverwalk South building in Castle Rock, and the UC Health hospital in Highlands Ranch.

Residential Development
In 2017, 3,416 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, 2018, is 124,118 units. Single family detached houses account for 76% of that total. The incorporated cities and towns in Douglas County contain 42% 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 2017 was $456,013, which is an 5.4% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2017 increased 0.3% compared to 2016. The total number of foreclosure filings initiated in 2017 decreased 14.2% from 2016 for a total of 266.

Annual Income
The 2016 average annual wage for jobs located in Douglas County was $59,842, which was a 1.1% decrease from the previous year. According to the 2016 American Community Survey, the median household income in Douglas County was $109,292, which ranks 7th in the nation for highest median household income among counties with populations of 65,000 or more. The 2016 American Community Survey also shows that 3.7% of the population had incomes below the poverty level.

Annual Employment
The number of jobs located in Douglas County increased 3.5% from 2015 to 2016, bringing the average annual total to 116,808 jobs. The professional and business services supersector is the County’s largest employer in 2016 with 18.1% of jobs, followed by the retail trade sector (15.3%), and the leisure and hospitality supersector (13.0%). The two supersectors with the greatest increases in jobs were financial activities, which gained 1,305 jobs; and education and health services, which gained 888 jobs.