

## Douglas County Demographic Summary

Updated February 2019

### Population

The Douglas County population estimate for January 1, 2019 is 358,000 persons, a 3.5% increase from the previous year's estimate of 346,000. 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, 2017, is 335,299 for Douglas County. The 2020 Census, to be conducted next year, will be a complete count of the U. S. population. The results will be the most accurate population count available, and all previous estimates, if not in line with the Census, will be adjusted up or down.

### Permit Trends

Permits issued for new housing in Douglas County increased 3.8% compared to 2017, with 4,107 housing units permitted in 2018. Apartment units are 29% of the total new units permitted. Nearly 1.3 million square feet of commercial space was permitted in 2018, which includes four hotels and over half a million square feet of warehouse space.

### Residential Development

In 2018, 4,536 new housing units were completed in Douglas County, which was a 3.5% increase in the total housing stock. The County's total housing stock as of January 1, 2019, is 128,661 units. Single family detached houses account for 75% of that total. The incorporated cities and towns in Douglas County contain 43% 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 2018 was \$487,500, which is a 6.9% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2018 increased 0.8% compared to 2017. The total number of foreclosure filings initiated in 2018 increased 4.5% from 2017 for a total of 278.

### Annual Income

The 2017 average annual wage for jobs located in Douglas County was \$62,899, which was a 5.1% increase from the previous year. According to the 2017 American Community Survey, the median household income in Douglas County was \$111,482, which ranks 11<sup>th</sup> in the nation for highest median household income among counties with populations of 65,000 or more. The 2017 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 3.7% from 2016 to 2017, bringing the average annual total to 121,135 jobs. The largest supersectors in the County in 2017 were professional and business services with 18.4% of jobs, followed by retail trade (14.8%), and leisure and hospitality (13.0%). The two supersectors with the largest absolute increases in jobs were professional and business services which gained 1,185 jobs, and financial activities which gained 948 jobs.