

Douglas County Demographic Summary

Updated April 2021

Population

The Douglas County population estimate for January 1, 2021 is 379,000 persons, a 2.4% increase from the previous year's estimate of 370,000. 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, 2019, is 351,154 for Douglas County. The upcoming 2020 Census will be a complete count of the U.S. population. The results will be the most accurate population count available and will be used to inform current and future County population estimates.

Permit Trends

Permits issued for new housing in Douglas County increased 7.4% compared to 2019, with 3,656 housing units permitted in 2020. 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. Permits for multi-family and condominium housing units decreased from 2020. Over 1,000,000 square feet of commercial space was completed in 2020, which includes over 460,000 square feet of commercial and retail space and 364,000 square feet of warehouse and industrial space.

Residential Development

In 2020, 3,731 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, 2021, is 136,815 units. Single family detached houses account for 72% of that total. The incorporated cities and towns in Douglas County contain 44% 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 4th Quarter of 2020 was \$542,000, which is an 11.75% 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 13% compared to 2019.

Annual Income

The 2018 average annual wage for jobs located in Douglas County was \$69,726, which was an 8.4% increase from the previous year. According to the 2019 American Community Survey, the median household income in Douglas County was \$119,730, which ranks 9th in the nation for highest median household income among counties. The 2019 American Community Survey also shows that 2.5% of the population had incomes below the poverty level.

Annual Employment

The number of jobs located in Douglas County increased 4.1% from 2018 to 2019, bringing the average annual total to 130,787 jobs. The largest supersectors in the County in 2019 were professional and business services with 18.3% of jobs, followed by retail trade (14.8%), and leisure and hospitality (13.5%). The three supersectors with the largest numerical increases in jobs were financial activities which gained 3,132 jobs, professional and business services which gained 819 jobs, and education and health services which gained 730 jobs.