

Douglas County Demographic Summary

Updated February 2020

Population

The Douglas County population estimate for January 1, 2020 is 370,000 persons, a 3.4% increase from the previous year's estimate of 358,000. 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, 2018, is 342,776 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 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 decreased 17.1% compared to 2018, with 3,404 housing units permitted in 2019. This decline is due to a large drop in the number of apartment units permitted in 2019 compared to 2018. Although apartments decreased, all other types of housing units (single family, condo and townhouse) increased. Nearly 1.5 million square feet of commercial space was permitted in 2019, which includes 288,000 square feet of office space and 900,000 square feet of industrial space.

Residential Development

In 2019, 4,318 new housing units were completed in Douglas County, which was a 3.3% increase in the total housing stock. The County's total housing stock as of January 1, 2020, is 133,081 units. Single family detached houses account for 75% 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 third quarter of 2019 was \$495,000, which is a 1.5% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2019 increased 4.8% compared to 2018.

Annual Income

The 2018 average annual wage for jobs located in Douglas County was \$64,301, which was a 2.2% increase from the previous year. According to the 2018 American Community Survey, the median household income in Douglas County was \$119,615, which ranks 8th in the nation for highest median household income among counties with populations of 65,000 or more. The 2018 American Community Survey also shows that 2.4% of the population had incomes below the poverty level.

Annual Employment

The number of jobs located in Douglas County increased 3.8% from 2017 to 2018, bringing the average annual total to 125,683 jobs. The largest supersectors in the County in 2018 were professional and business services with 17.6% of jobs, followed by retail trade (14.9%), and leisure and hospitality (12.9%). The three supersectors with the largest numerical increases in jobs were information which gained 1,166 jobs, financial activities which gained 797 jobs, and education and health services which gained 795 jobs.