

Growth and Development Profile

UPDATED OCTOBER 2023

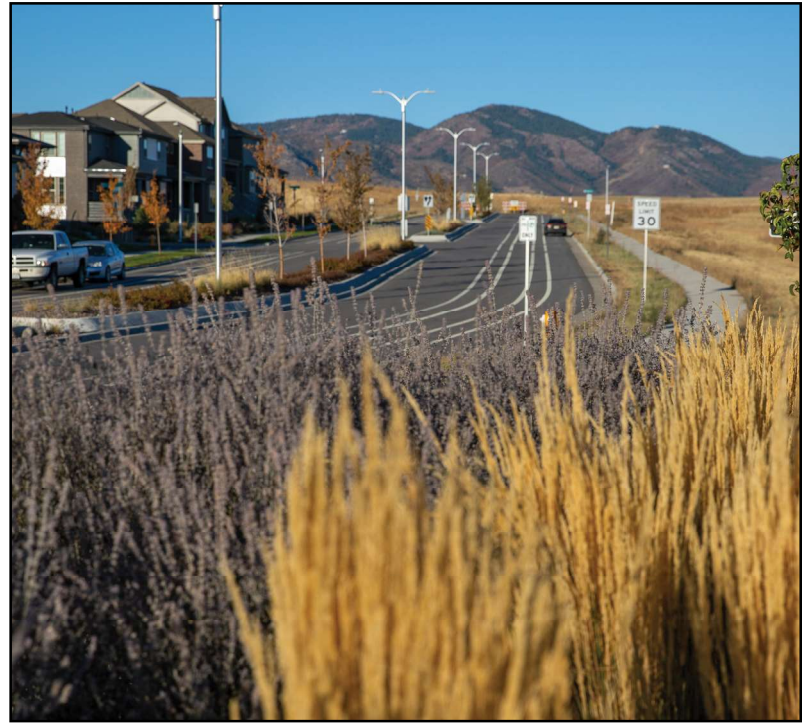
Population Estimates and New Housing

Area	As of July 2022
Total Population	376,026
Incorporated	172,482
Aurora (portion in D.C.)	3,464
Castle Pines	12,879
Castle Rock	79,084
Larkspur	210
Littleton	640
Lone Tree	14,588
Parker	61,617
Unincorporated	203,544

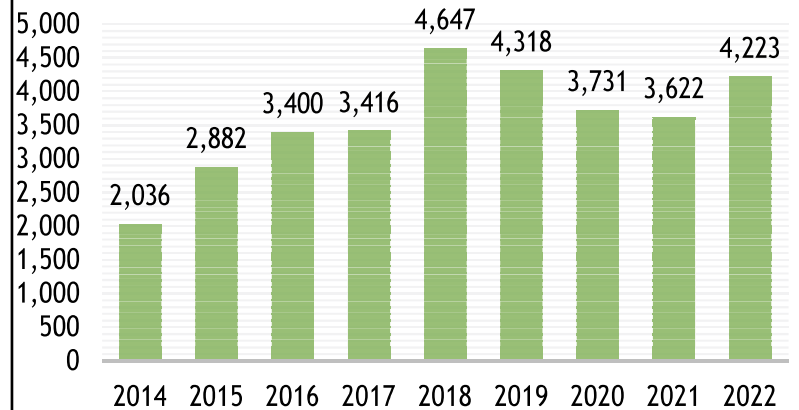
Source: State Demography Office July 2022 Estimates

Total New Housing Units	4,223	As of July 2022
	Amount	Percent Total
Single-Family Residential	3,317	78.5%
Condos and Townhouses	569	13.5%
Apartments	337	8.0%
Unincorporated	1,665	39.4%
Incorporated	2,558	60.6%
Urban	3,840	90.9%
Non-Urban	383	9.1%

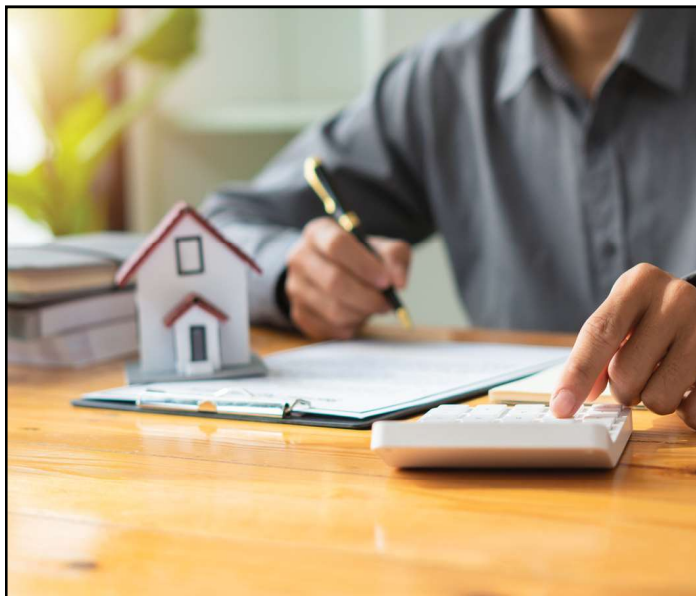
Source: Certificate of Occupancy Records



New Housing Completions Per Year



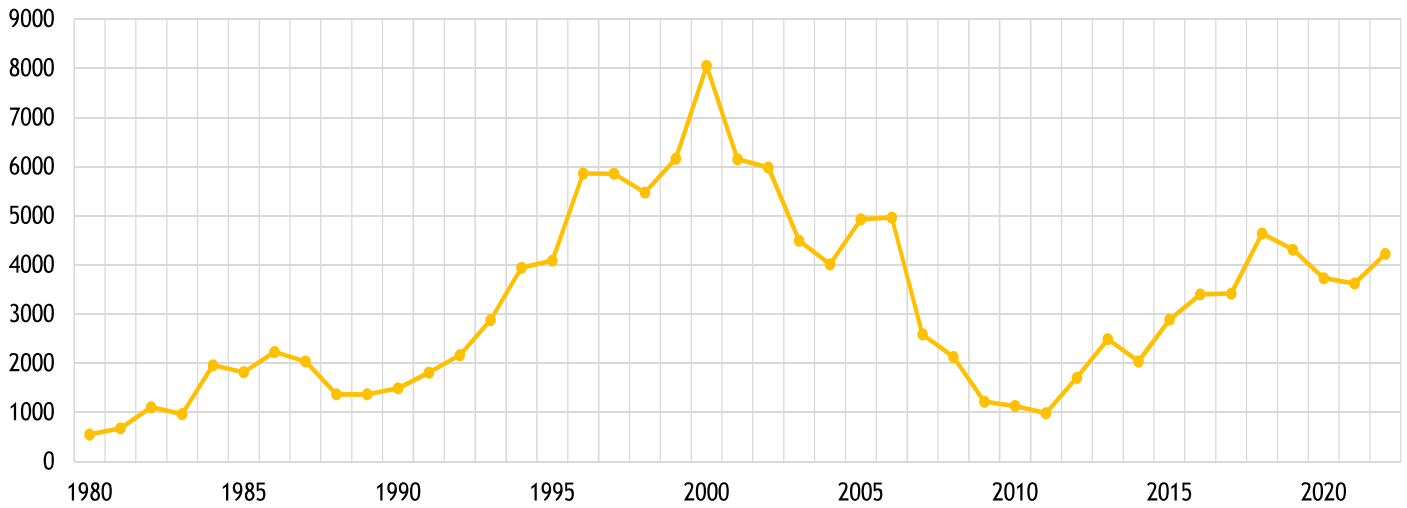
Source: Certificate of Occupancy Records



New Non-Residential Space in Douglas County in 2022:

- Kaiser Permanente \$70 Million investment in Metro Denver, including a 22,500 square foot medical office building in Parker
- Castle Rock Adventist Hospital medical office building
- New Philip and Jerry Miller Douglas County Library in Castle Rock

Annual Housing Growth from 1980 to 2022



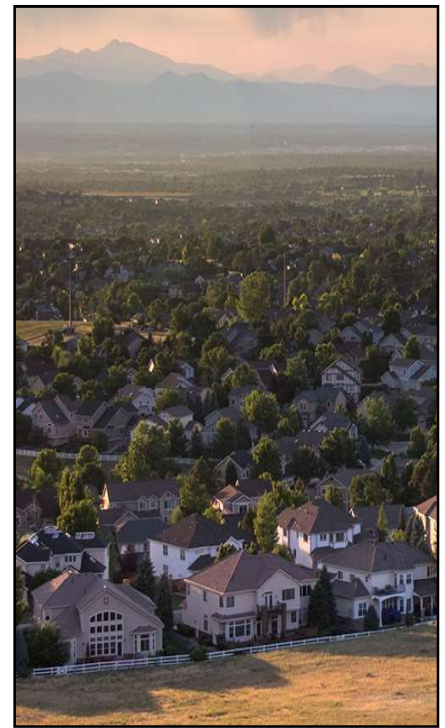
Source: Certificate of Occupancy Records

Annual Housing Growth Rates		
Year	Total Housing Units	Annual Growth Rate
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%
2022	144,583	3.0%

Source: Certificate of Occupancy Records

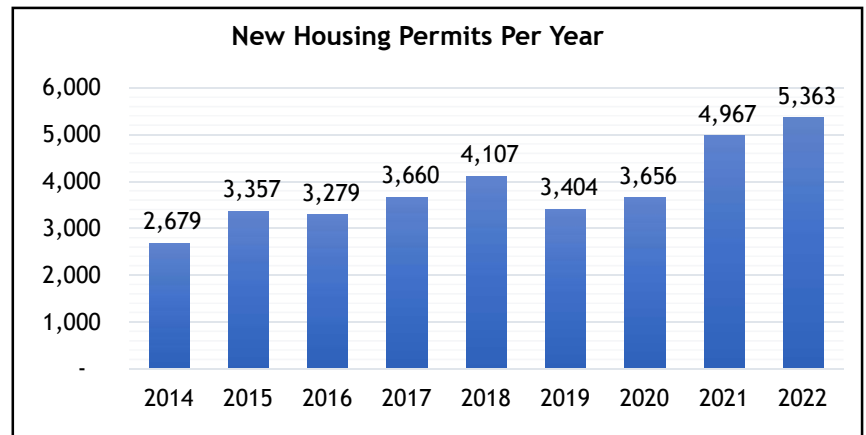
New Housing Permits		
Year	Permits	Percent Change
2014	2,679	25.3%
2015	3,357	-2.3%
2016	3,279	11.6%
2017	3,660	8.1%
2018	4,107	3.8%
2019	3,404	-17.1%
2020	3,656	7.4%
2021	4,967	35.9%
2022	5,363	8.0%

Source: Douglas County Permit Records



2022 Permits for Housing Units	Amount	Percent of Total
Total New Housing Units	5,363	
Single-Family Residential	2,656	50%
Condos and Townhouses	821	15%
Apartments	1,886	35%
Unincorporated	2,223	41%
Incorporated	3,140	59%
Urban	5,041	94%
Non-Urban	322	6%

Source: Douglas County Permit Records



Source: Douglas County Permit Records

Department of Community Development
Community and Resource Services

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