

# Douglas County Growth and Development Profile

Updated: March 2020



Department of Community Development | Community and Resource Services  
 100 Third St. | Castle Rock, CO 80104 | Ph: 303-660-7460 | douglas.co.us; search for demographics

## Population Estimates and New Housing

The Douglas County population estimate for January 1, 2020 is 370,000, a 3.4% increase from the previous year's estimate of 358,000.

### New Development Completed in 2019

New non-residential space in Douglas County in 2019:

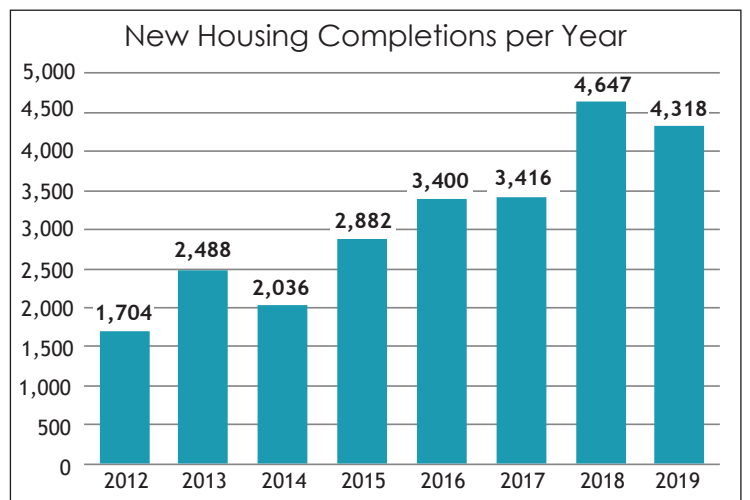
- 307,000 sq. ft. of retail and commercial space
- 350,000 sq. ft. of industrial space
- UC Health Highlands Ranch Hospital
- Riverwalk South and Riverwalk North retail and office space

Area	Jan. 1, 2019	Jan. 1, 2020	Change
<b>Total Population</b>	<b>358,000</b>	<b>370,000</b>	<b>3.4%</b>
<b>Incorporated</b>	<b>155,600</b>	<b>164,200</b>	<b>5.5%</b>
Aurora	1,800	2,330	29.4%
Castle Pines	11,340	11,770	3.8%
Castle Rock	69,000	72,770	5.5%
Larkspur	195	195	0.0%
Littleton	710	710	0.0%
Lone Tree	15,150	16,300	7.6%
Parker	57,405	60,125	4.7%
<b>Unincorporated</b>	<b>202,400</b>	<b>205,800</b>	<b>1.7%</b>
Primary Urban Area	128,620	130,230	1.3%
Chatfield Urban Area	900	1,620	80.0%
Castle Pines SUA*	4,600	4,670	1.5%
Pinery SUA*	11,720	11,800	0.7%
Roxborough SUA*	9,320	9,390	0.8%
Municipal Planning Areas (unincorporated)	16,750	17,290	3.2%
Nonurban	30,490	30,800	1.0%

\*SUA - Separated Urban Area

2019 New Completed Housing Units		
Total new housing units	4,318	
	Amount	% of Total*
Single-family residential	2,740	63%
Condos and townhouses	255	6%
Apartments	1,323	31%
Unincorporated	1,515	35%
Incorporated	2,803	65%
Urban	4,196	97%
Non-Urban	122	3%

\* Please note that percentages may not add up to 100% due to rounding.



# New Development Started in 2019

New non-residential space permitted in 2019:

- 267,000 sq. ft. of retail and commercial space
- 900,000 sq. ft. of industrial space
- 288,000 sq. ft. of office space



2019 Permits for Housing Units		
Total new housing units	3,404	
	Amount	% of Total*
Single-family residential	2,565	75%
Condos and townhouses	398	12%
Apartments	441	13%
Unincorporated	1,512	44%
Incorporated	1,892	56%
Urban	3,280	96%
Non-Urban	124	4%

New Housing Permits		
Year	Permits	% Change
2012	2,488	
2013	2,679	7.7%
2014	3,357	25.3%
2015	3,279	-2.3%
2016	3,660	11.6%
2017	3,956	8.1%
2018	4,107	3.8%
2019	3,404	-17.1%

\* Please note that percentages may not add up to 100% due to rounding.

Annual Housing Growth Rates		
Year	Total Housing Units	Annual Growth Rate
2012	109,884	
2013	112,354	2.2%
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%

