



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

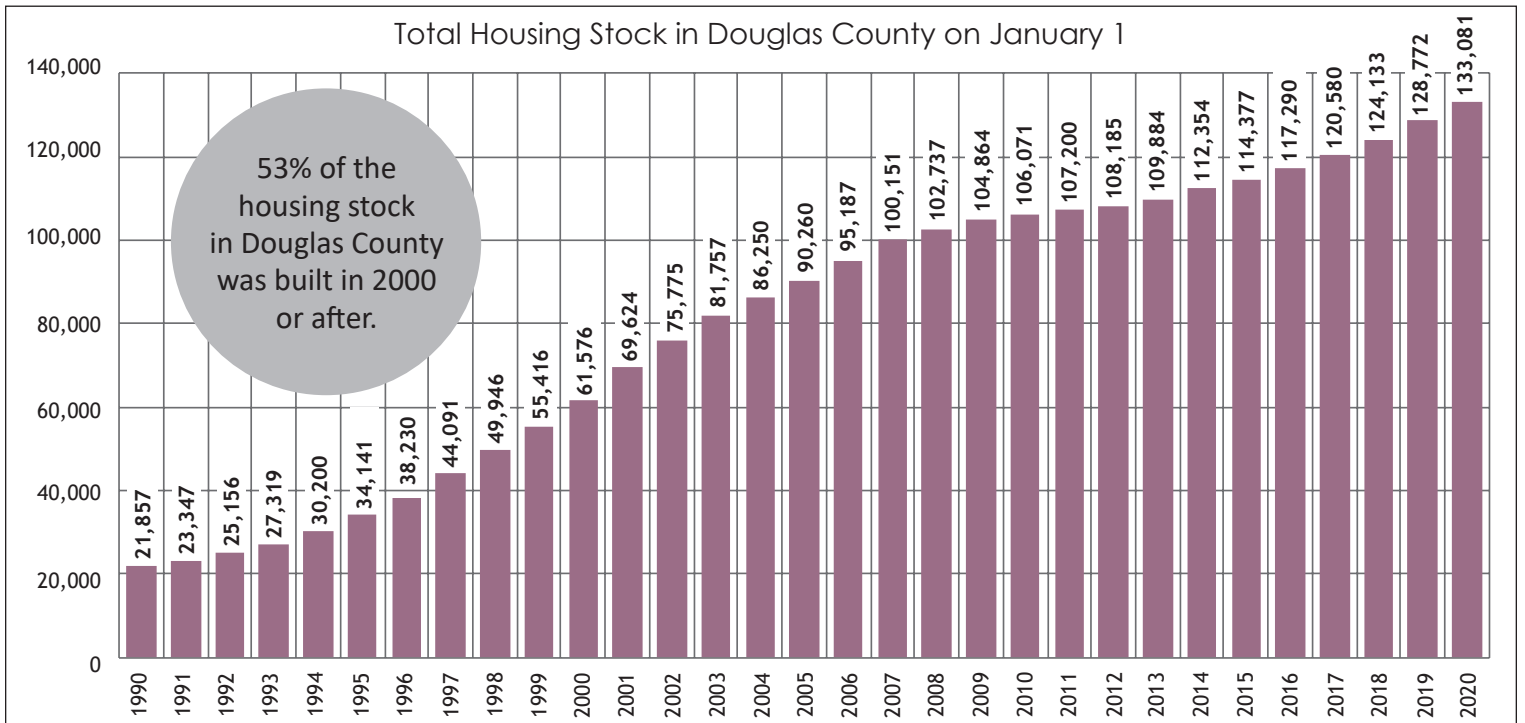
## Housing Stock

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. Almost ninety-two percent of all housing units are located in the urban-designated areas of the County, which includes the cities and towns, the Primary Urban Area which contains Highlands Ranch, and the Separated Urban Areas of The Pinery, Roxborough, and Castle Pines Village.

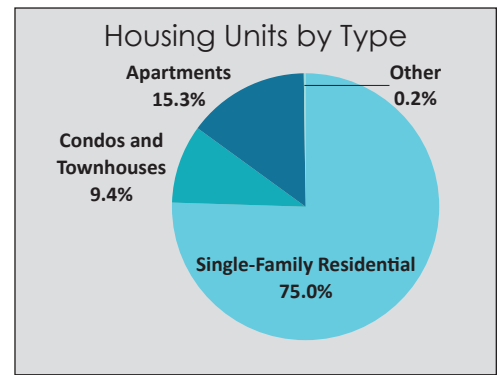
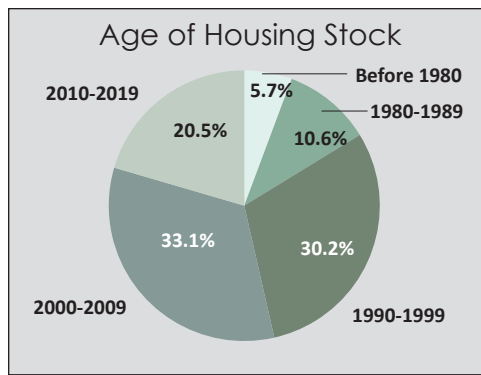
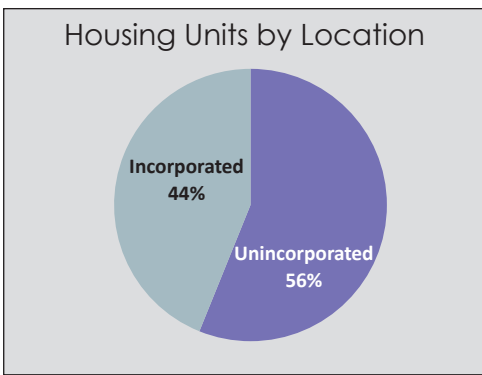
## Number of Housing Units

| Incorporated Area | # of Units |
|-------------------|------------|
| Castle Rock       | 25,534     |
| Parker            | 20,931     |
| Lone Tree         | 6,531      |
| Castle Pines      | 3,936      |
| Aurora            | 935        |
| Littleton         | 442        |
| Larkspur          | 94         |

| Unincorporated Area  | # of Units |
|----------------------|------------|
| Primary Urban Area   | 47,147     |
| Nonurban             | 11,206     |
| Pinery SUA           | 4,309      |
| Roxborough SUA       | 3,421      |
| Castle Pines SUA     | 1,727      |
| Chatfield Urban Area | 595        |
| Other Unincorporated | 6,273      |



Source: Douglas County Department of Community Development



Source for above pie charts: Douglas County Department of Community Development



## Residential Sales and Apartment Rent

The median price of all homes sold in Douglas County in the 3rd quarter of 2019 was \$495,000. This includes all newly built and existing single-family houses, townhouses, and condominiums sold in the 3rd quarter 2019. The number of sales in 2019 was 10,383 which was a 4.8% increase from 2018. Median apartment rents in Douglas County are still higher than the seven-county metro area, but the gap has been narrowing as metro area rents have been increasing faster. Apartment vacancy rates in Douglas County are gradually increasing from the lows experienced between 2013 and 2015. Over 5,500 new apartment units were completed in Douglas County since 2015.

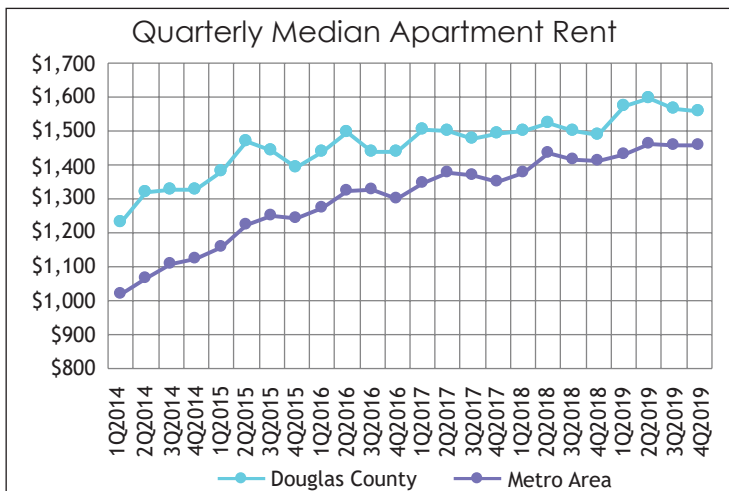
### Sale Prices for 3rd Quarter 2019

| County    | 3rd Qtr 2018      |                   | 3rd Qtr 2019      |                   |
|-----------|-------------------|-------------------|-------------------|-------------------|
|           | Price per sq. ft. | Median Sale Price | Price per sq. ft. | Median Sale Price |
| Adams     | \$205             | \$355,000         | \$209             | \$368,000         |
| Arapahoe  | \$205             | \$372,000         | \$210             | \$382,650         |
| Boulder   | \$280             | \$515,000         | \$288             | \$520,000         |
| Denver    | \$291             | \$418,200         | \$307             | \$440,500         |
| Douglas   | \$204             | \$487,500         | \$210             | \$495,000         |
| Jefferson | \$263             | \$420,000         | \$273             | \$429,900         |

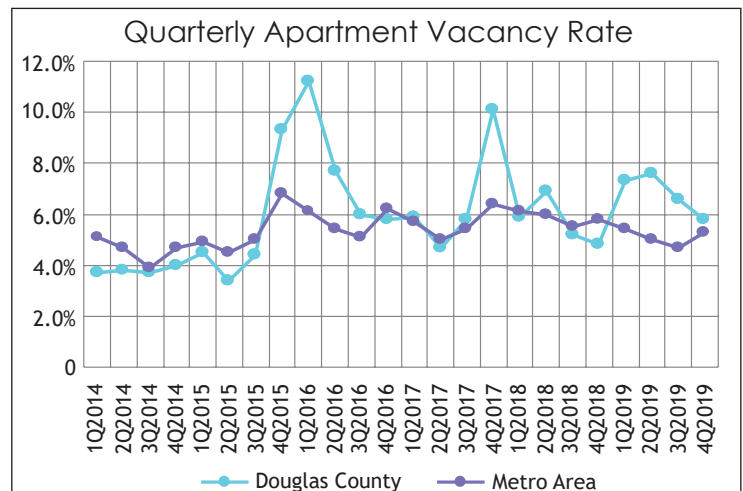
### Residential Sales

| Year | Median Sales Price | Sales Volume |
|------|--------------------|--------------|
| 2009 | \$291,000          | 5,797        |
| 2010 | \$308,000          | 5,663        |
| 2011 | \$295,000          | 5,912        |
| 2012 | \$313,000          | 7,523        |
| 2013 | \$339,900          | 9,888        |
| 2014 | \$350,000          | 9,658        |
| 2015 | \$399,350          | 10,233       |
| 2016 | \$432,500          | 9,799        |
| 2017 | \$456,013          | 9,833        |
| 2018 | \$487,500          | 9,911        |
| 2019 | \$495,000          | 10,383       |

Source for both tables: CoreLogic



Source: Denver Metro Apartment Vacancy and Rent Survey



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