

Douglas County Housing Profile

Updated: May 2021



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

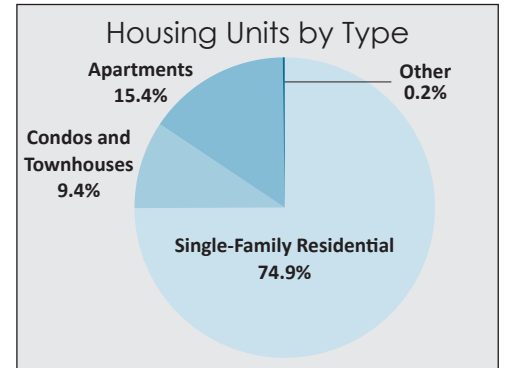
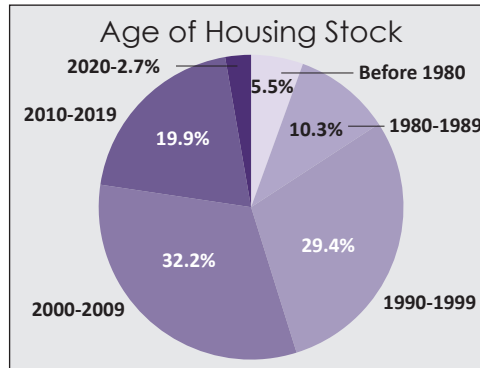
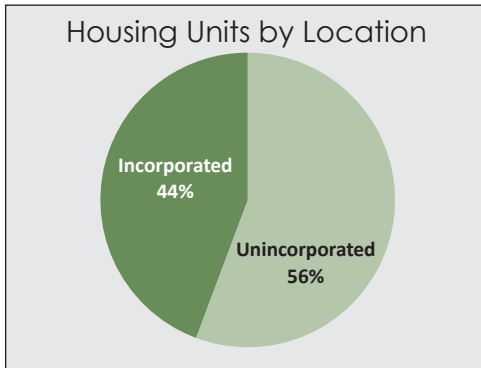
Housing Stock

The County's total housing stock as of January 1, 2021, is 136,815 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	26,502
Parker	21,546
Lone Tree	6,552
Castle Pines	4,279
Aurora	1,182
Littleton	442
Larkspur	94

Unincorporated Area	# of Units
Primary Urban Area	47,877
Nonurban	11,337
Pinery SUA	4,460
Roxborough SUA	3,453
Castle Pines SUA	1,747
Chatfield Urban Area	944
Other Unincorporated	6,400



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

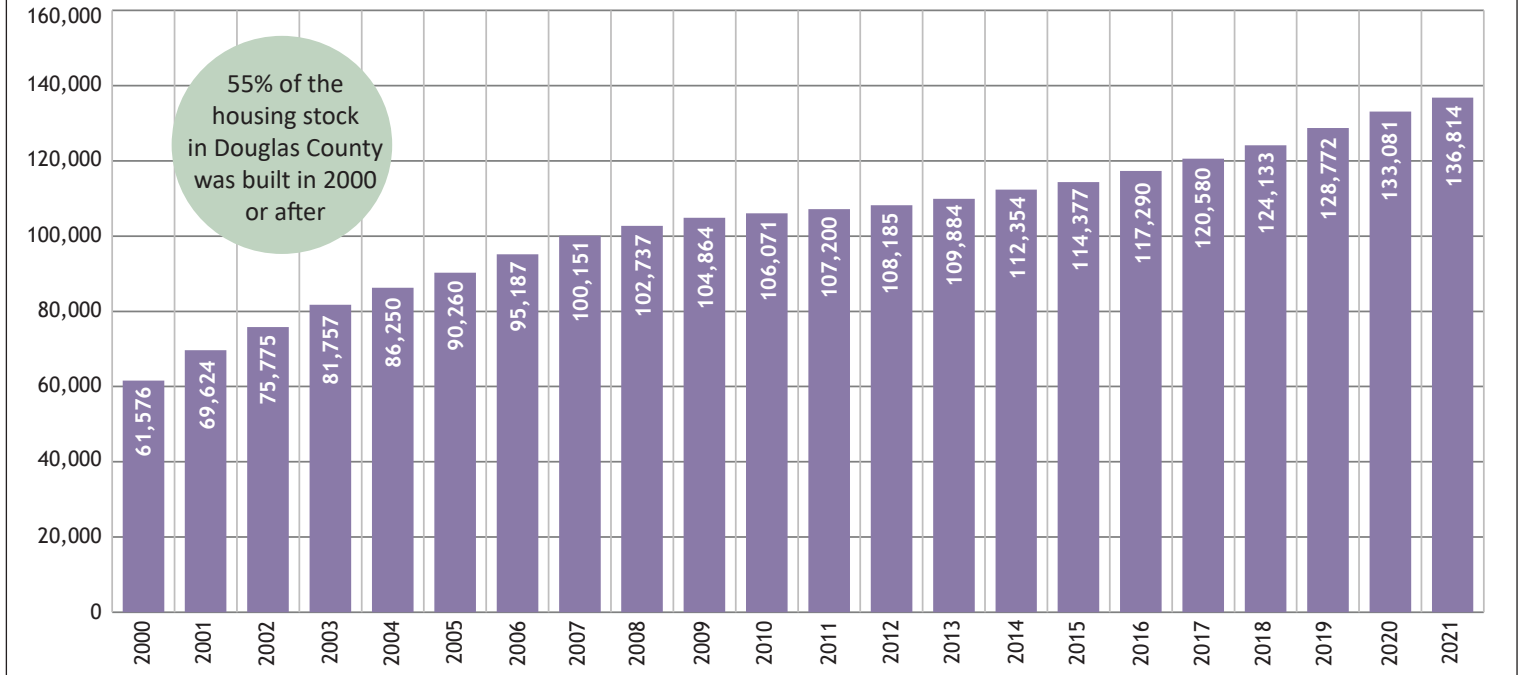
Sale Prices for 3rd Quarter 2020

County	3rd Qtr 2019		3rd Qtr 2020	
	Price per sq. ft.	Median Sale Price	Price per sq. ft.	Median Sale Price
Adams	\$209	\$368,000	\$219	\$395,800
Arapahoe	\$210	\$382,650	\$223	\$410,000
Boulder	\$288	\$520,000	\$298	\$569,000
Denver	\$307	\$440,500	\$321	\$469,450
Douglas	\$210	\$495,000	\$217	\$525,000
Jefferson	\$273	\$429,900	\$289	\$472,000

Source: CoreLogic



Total Housing Stock in Douglas County on January 1



Source: 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 2020 was \$525,000. This includes all newly built and existing single-family houses, townhouses, and condominiums sold in the 3rd quarter 2020. The number of sales in 2020 was 11,732 which was a 13% increase from 2019. Median apartment rents in Douglas County remain higher than the seven-county metro area. Rents in Douglas County increased 5.2% in the 1st quarter of 2021, the largest quarterly increase since the 1st quarter of 2019. Apartment vacancy rates in Douglas County have fallen steadily for the last two years and are now at the lowest levels since 2015.

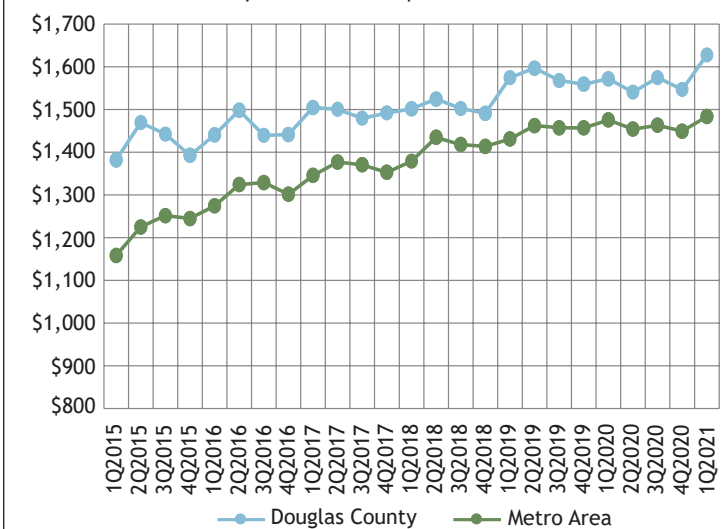


Residential Sales

Year	Median Sales Price	Sales Volume
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
2020	\$525,000	11,732

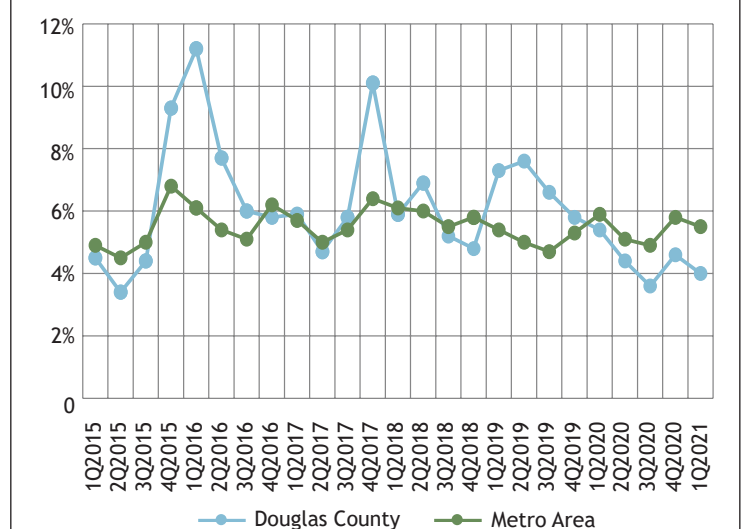
Source: CoreLogic

Quarterly Median Apartment Rent



Source: Denver Metro Apartment Vacancy and Rent Survey

Quarterly Apartment Vacancy Rate



Source: Denver Metro Apartment Vacancy and Rent Survey