

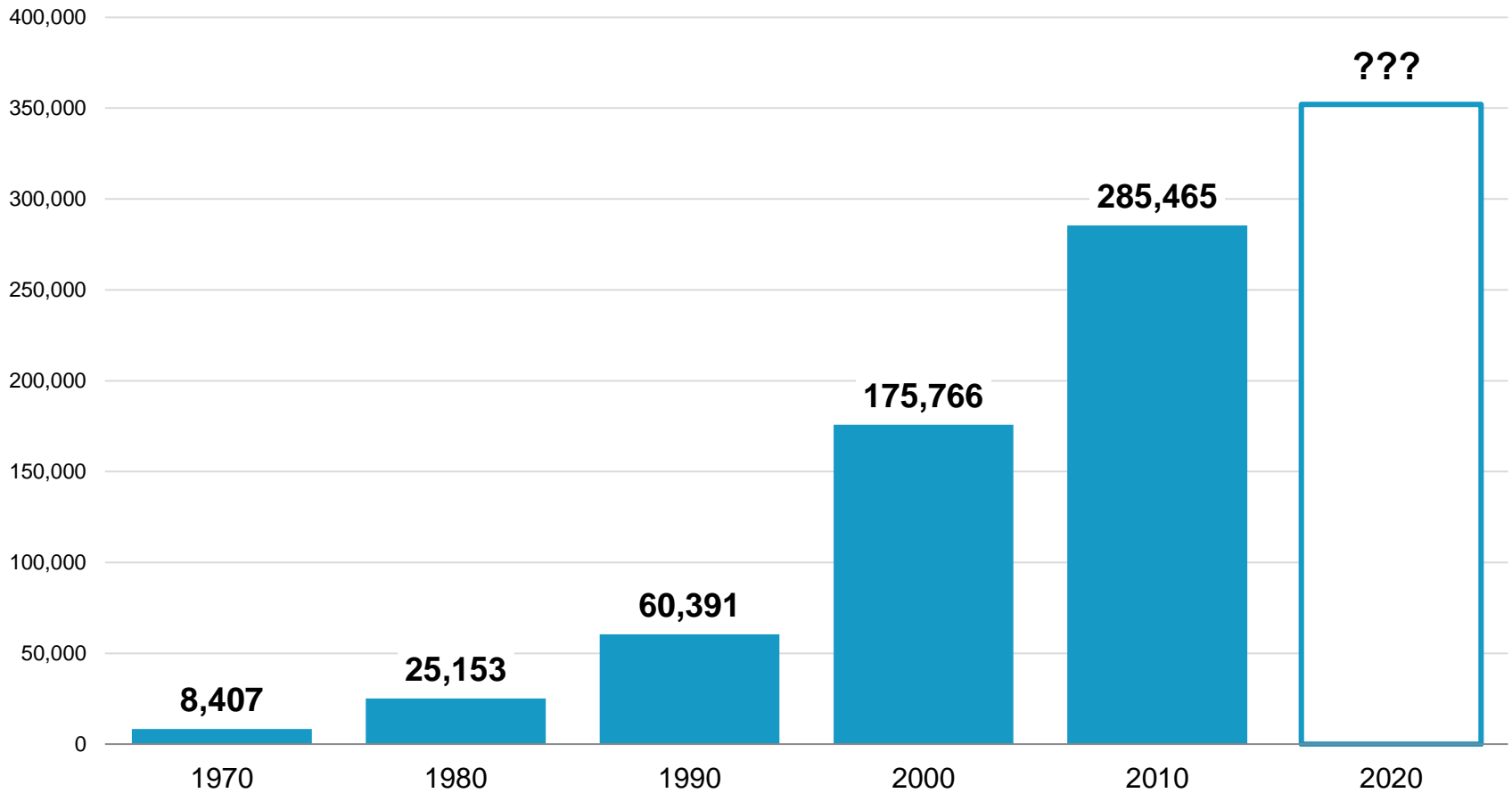
Douglas County Economic and Demographic Overview

Partnership of Douglas County
Governments
July 17, 2019

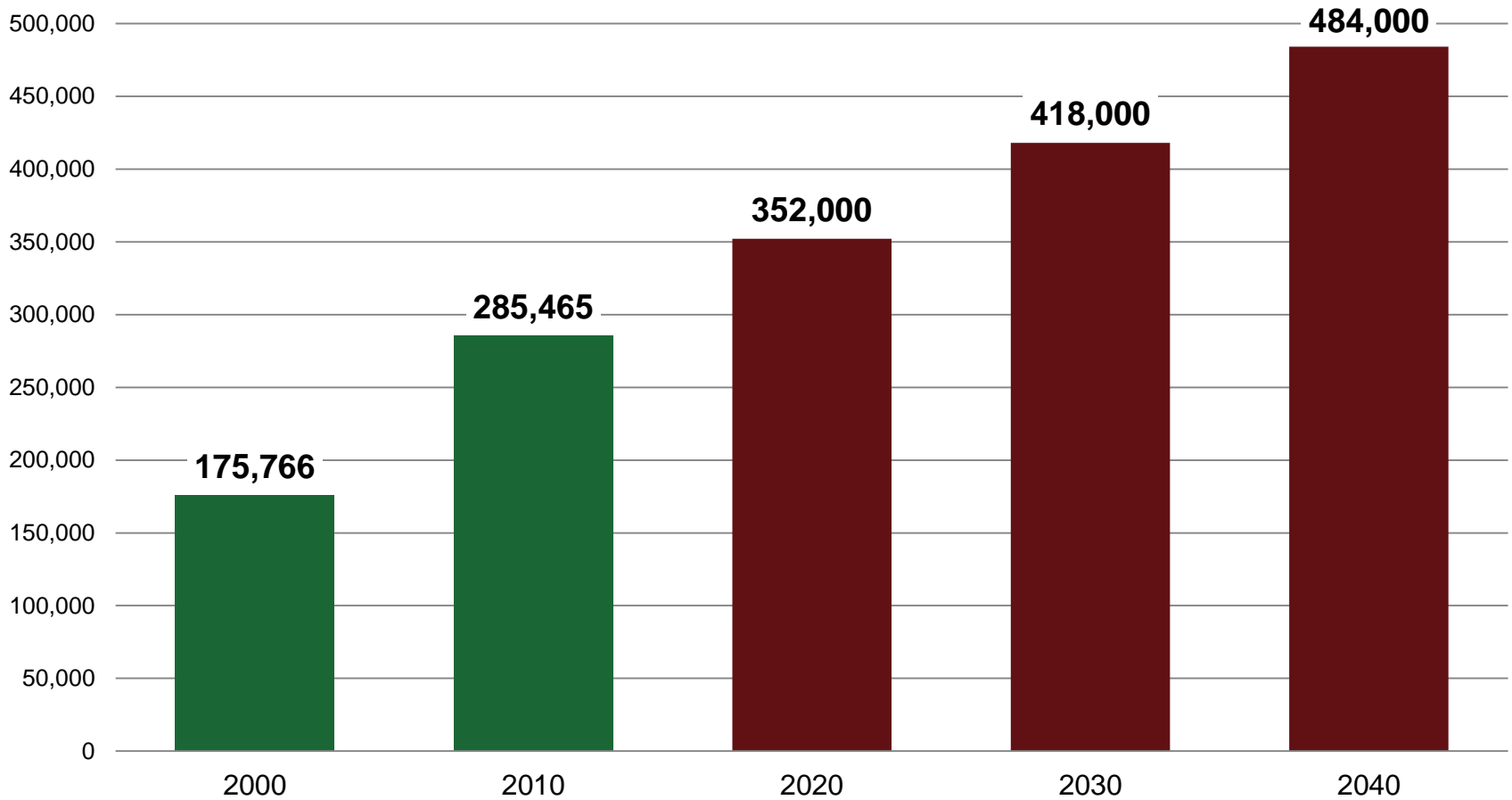
Nancy Gedeon
Demographic Program Analyst

Community Development
Community and Resource Services

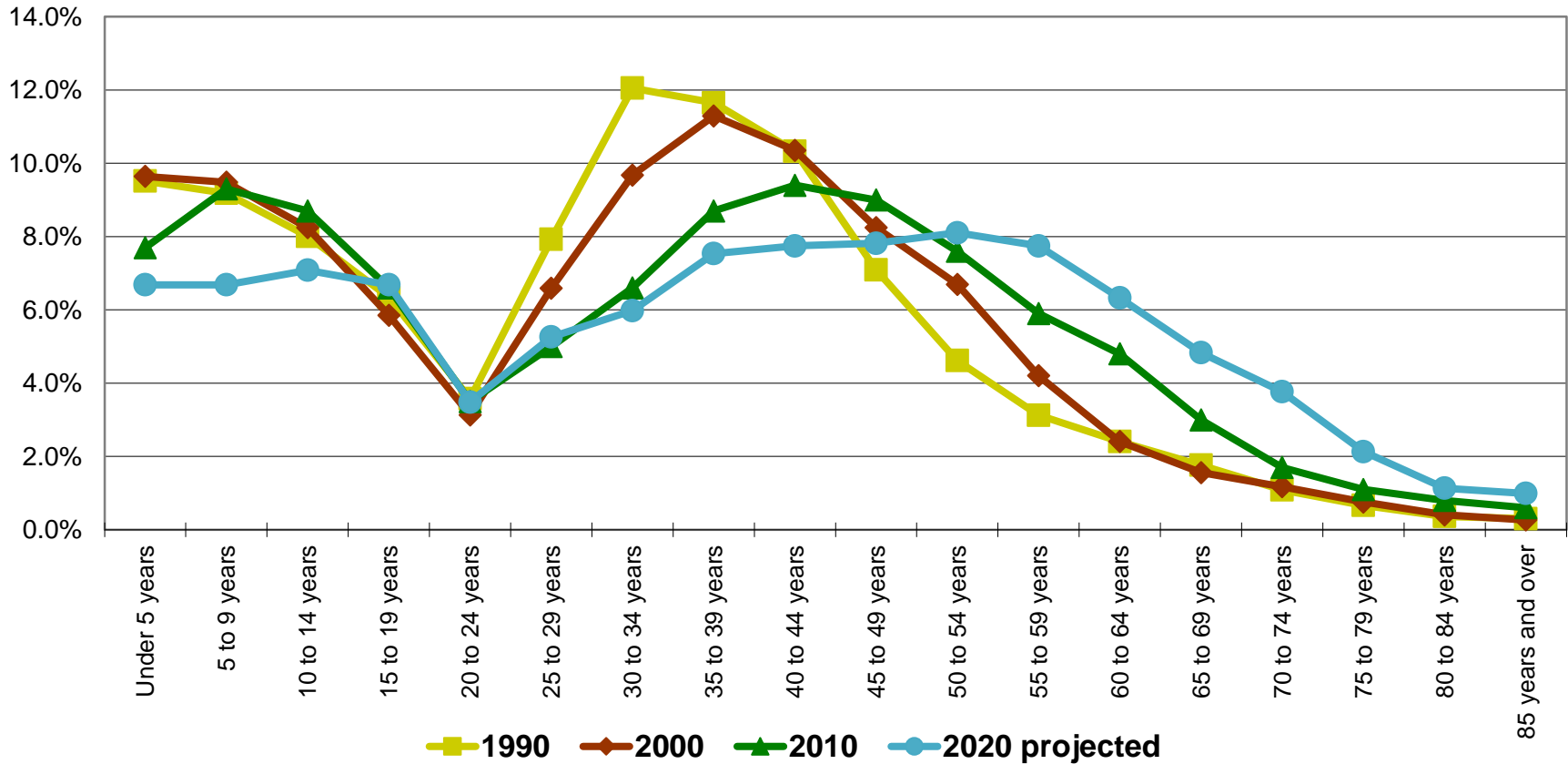
Census Population



Population Projections

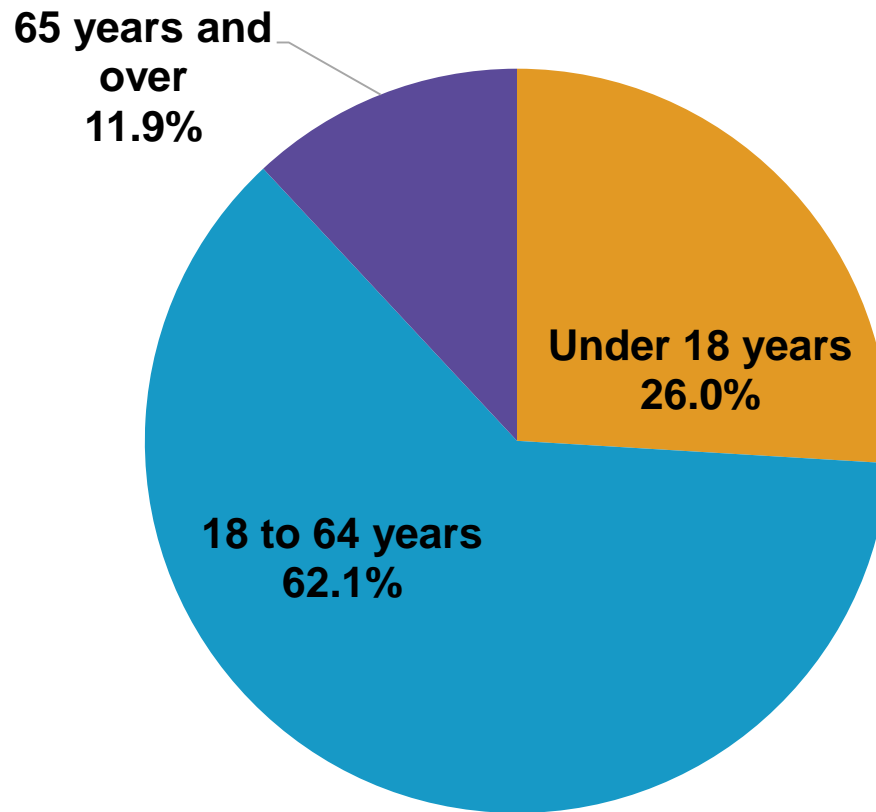


Percentage of Population by Age



2018 Population Estimates

By Age Groups



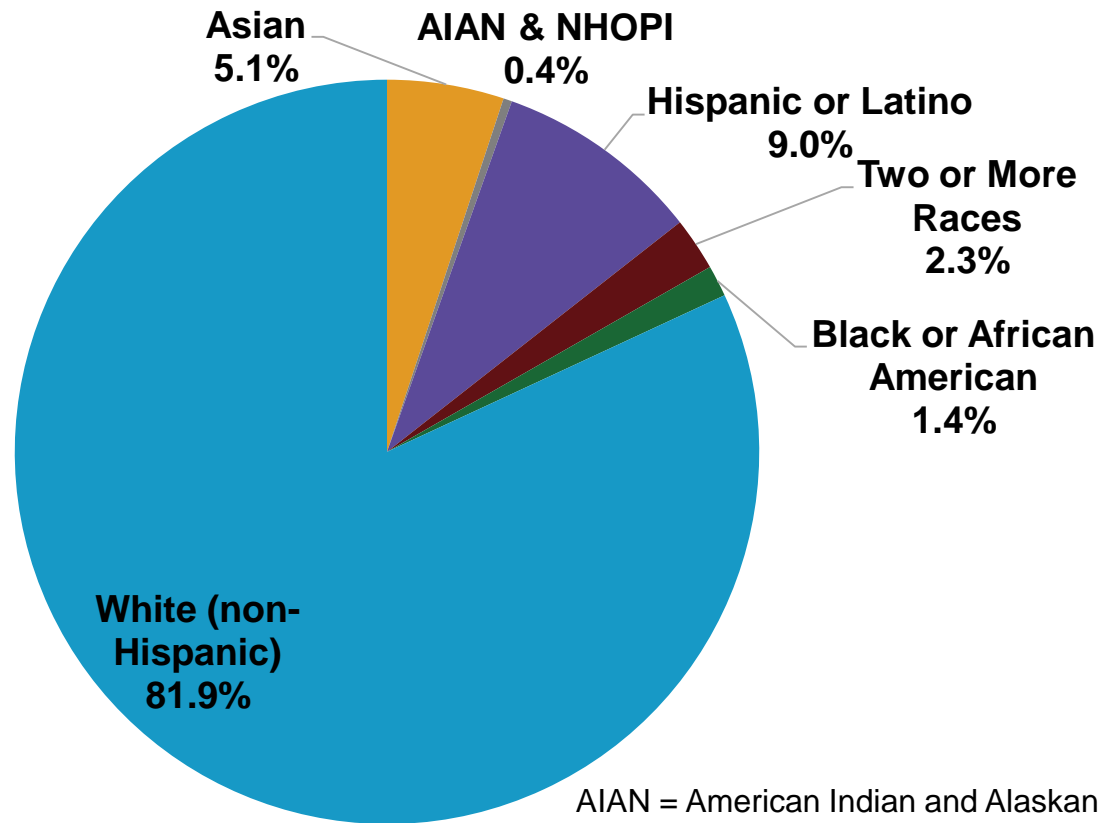
Population 65 years and over more than doubled between 2010 and 2018.

Source: 2018 Population Estimates, U.S. Census Bureau

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2018 Population Estimates

Race and Ethnicity



AIAN = American Indian and Alaskan Native
NHOPI = Native Hawaiian and Other Pacific Islander

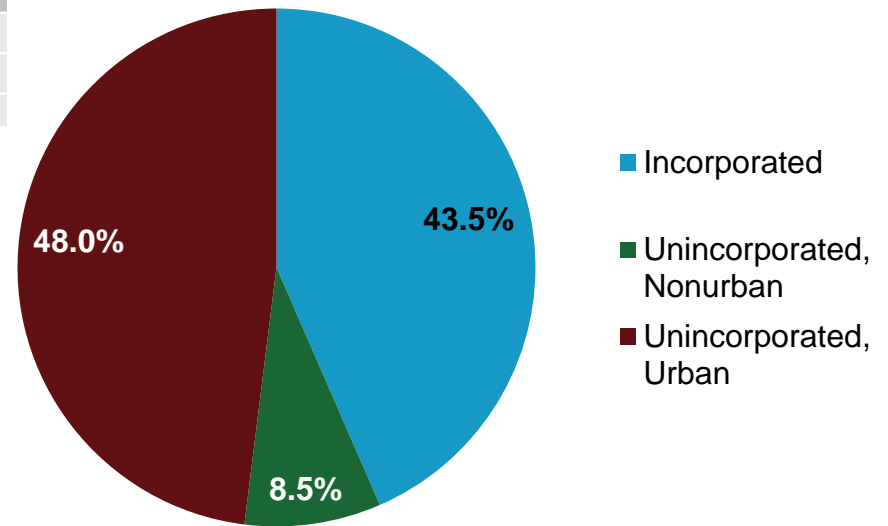
Source: 2018 Population Estimates, U.S. Census Bureau

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Growth and Development

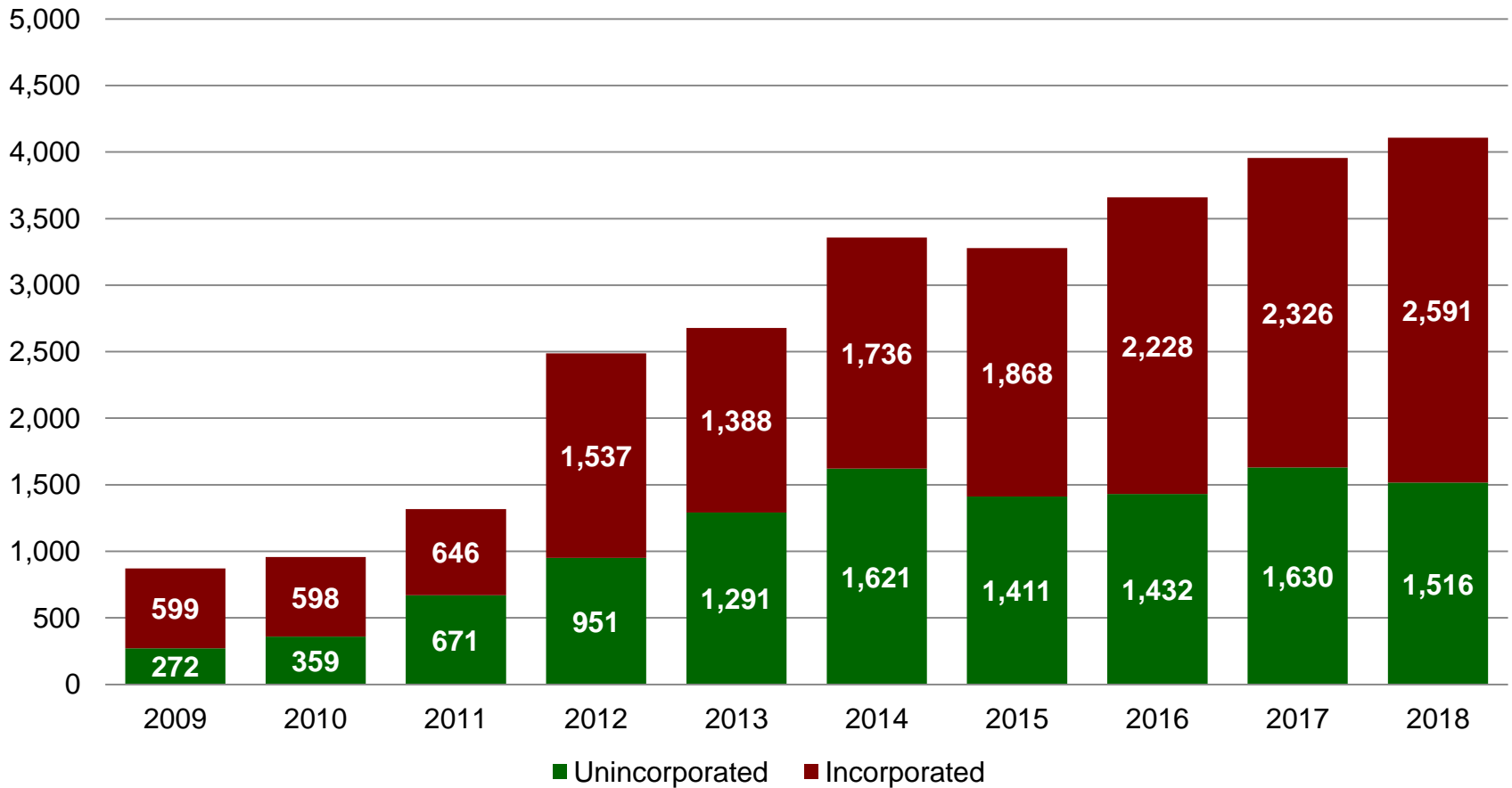
Population changes in Towns and County

Area	4/1/2010	1/1/2019	% Change
Incorporated	114,434	155,600	36%
Unincorporated	171,031	202,400	18%
Nonurban	28,025	30,490	9%
Urban	143,006	171,910	20%
Total	285,465	358,000	25%
Share of Total Population			
Incorporated	40%	43%	
Unincorporated	60%	57%	



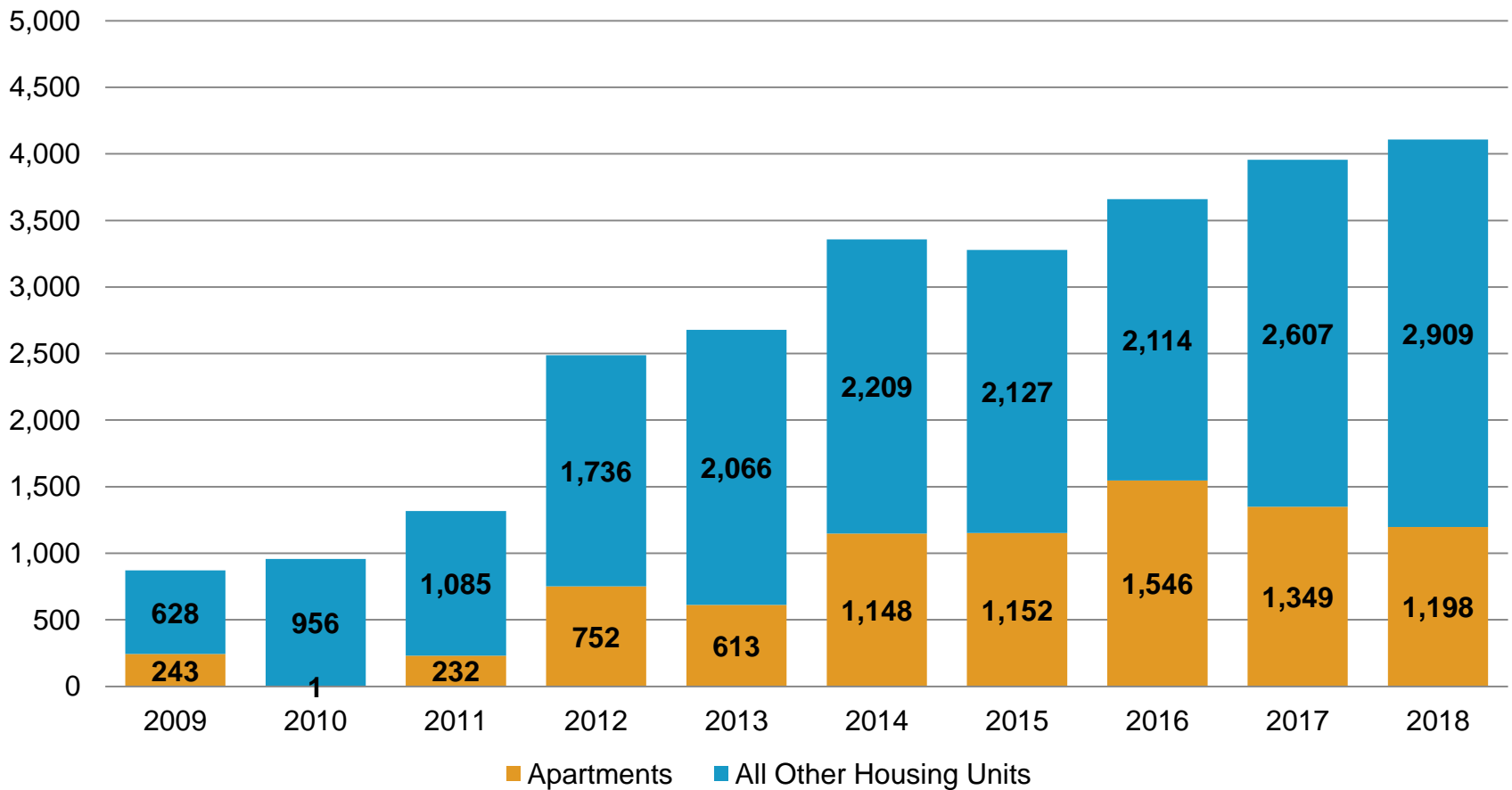
Growth and Development

New Housing Permits Issued in Douglas County



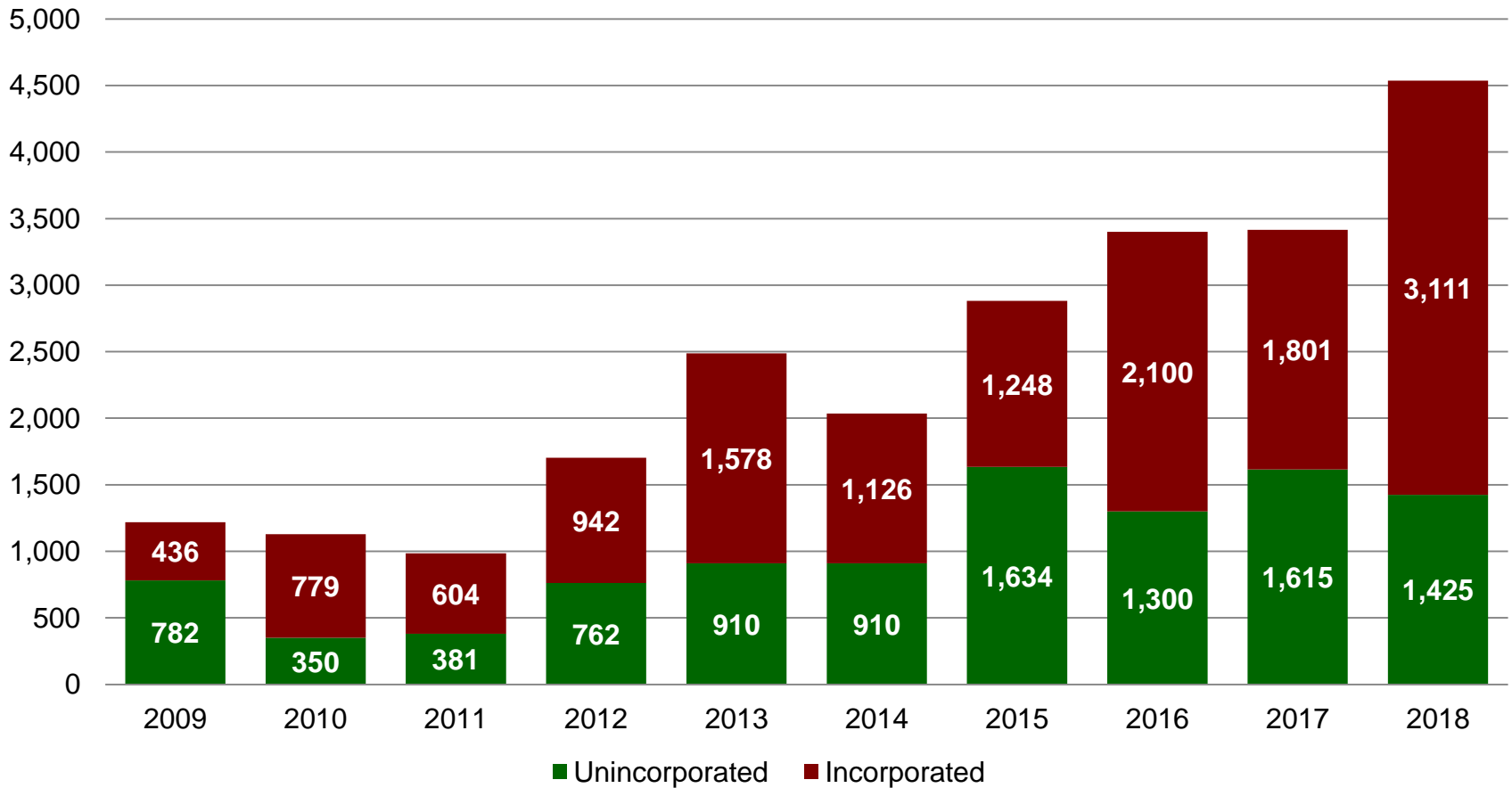
Growth and Development

New Apartment Units Permitted



Growth and Development

New Housing Completed in Douglas County



Growth and Development

Supply of Vacant Residential Lots

Name	Zoned	Platted	Built	Zoned-Built=
Highlands Ranch	36,020	35,342	35,032	988
Sterling Ranch	12,050	1,391	318	11,732
Meridian	5,125 +	4,791	4,407	718
The Pinery	4,855	4,418	4,205	650
Roxborough SUA	6,015*	3,387	3,303	2,712
Castle Pines Village	2,792	1,835	1,682	1,110
All Nonurban Subdivisions	13,536*	12,631	9,094	4,695

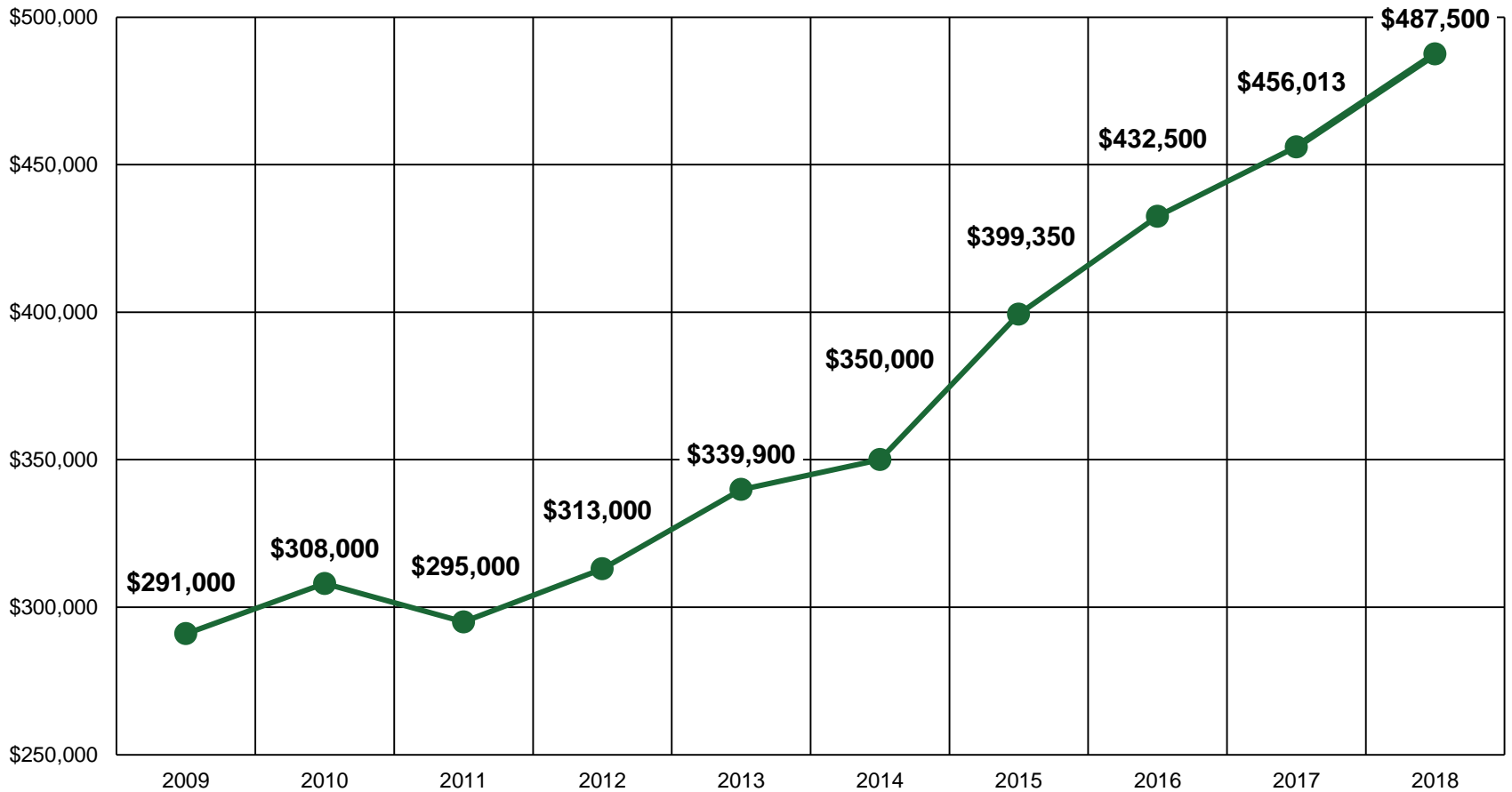
*Includes some “overzoned” units

Link to the Residential Project Status Summary:

<https://www.douglas.co.us/about-us/demographics/population-and-development-report/>

Housing Profile

3rd Quarter Median Home Sales Price

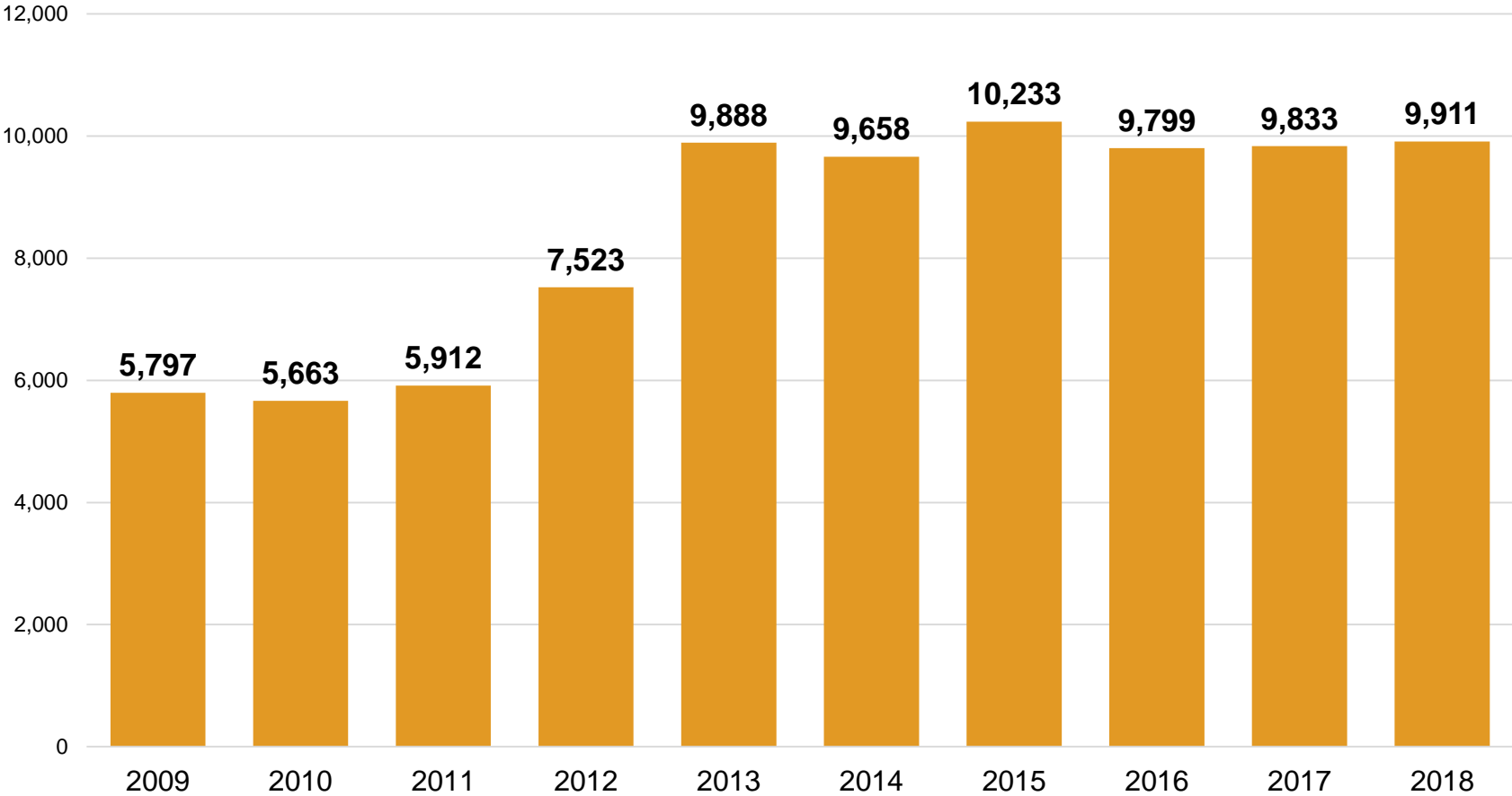


Source: CoreLogic

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Housing Profile

Annual Home Sales Volume

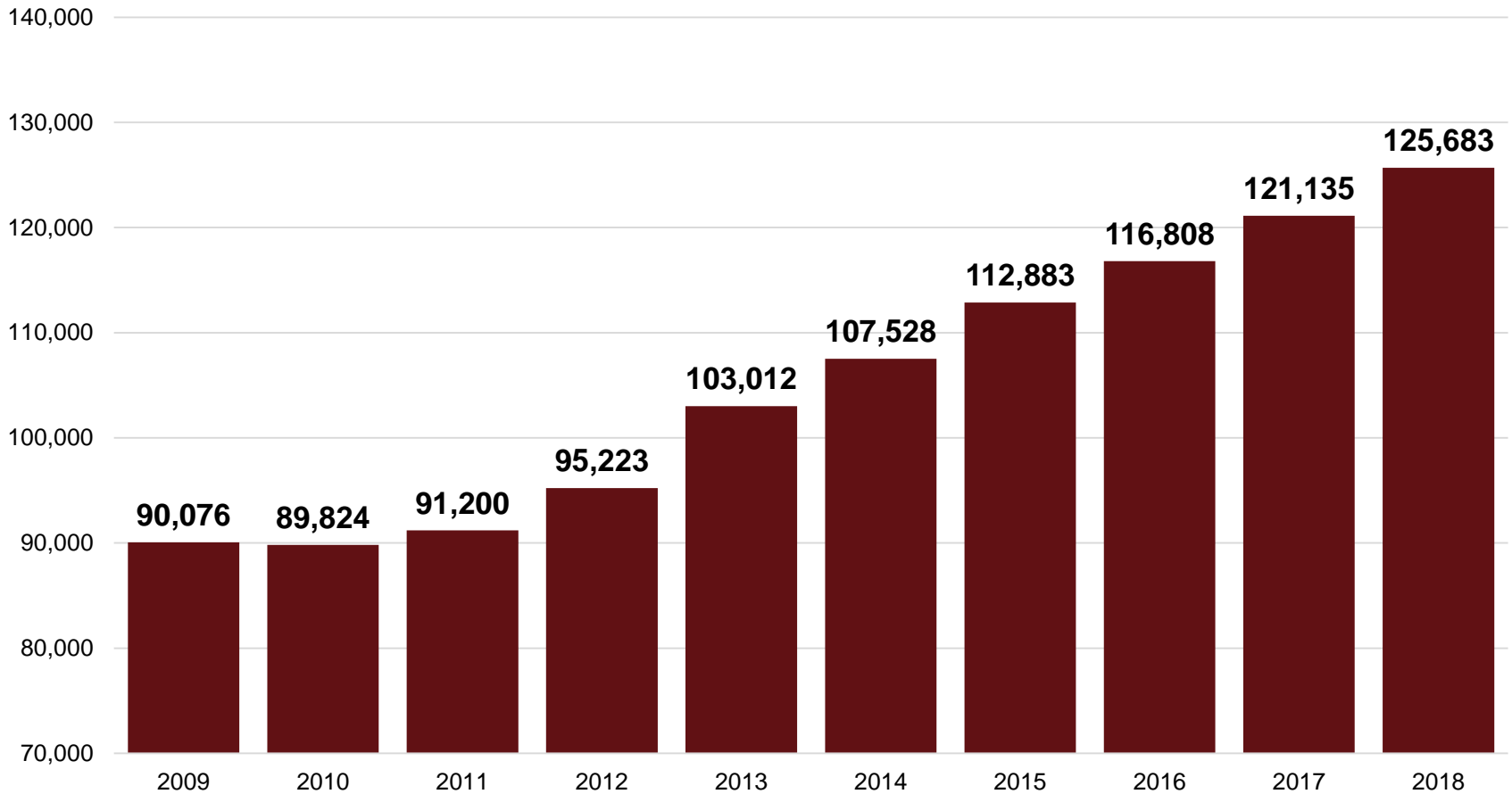


Source: CoreLogic

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Economic Development Profile

Total Employment



Source: Quarterly Census of Employment and Wages

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Economic Development Profile

Labor Force

	Douglas County	Colorado	Nation
Population age 18 and over with a college degree*	61.7%	45.5%	37.5%
Labor Force Participation Rate	72.6%	68.2%	63.2%
Worked in County of Residence	46.3%	65.2%	72.3%

*Douglas County ranks 9th of all the counties in the U.S. (with populations of 65,000 or greater) for highest percentage of residents with an Associate's, Bachelor's, or Graduate or Professional Degree.

Source: 2017 American Community Survey 1-Year Estimates

Economic Development Profile

Income

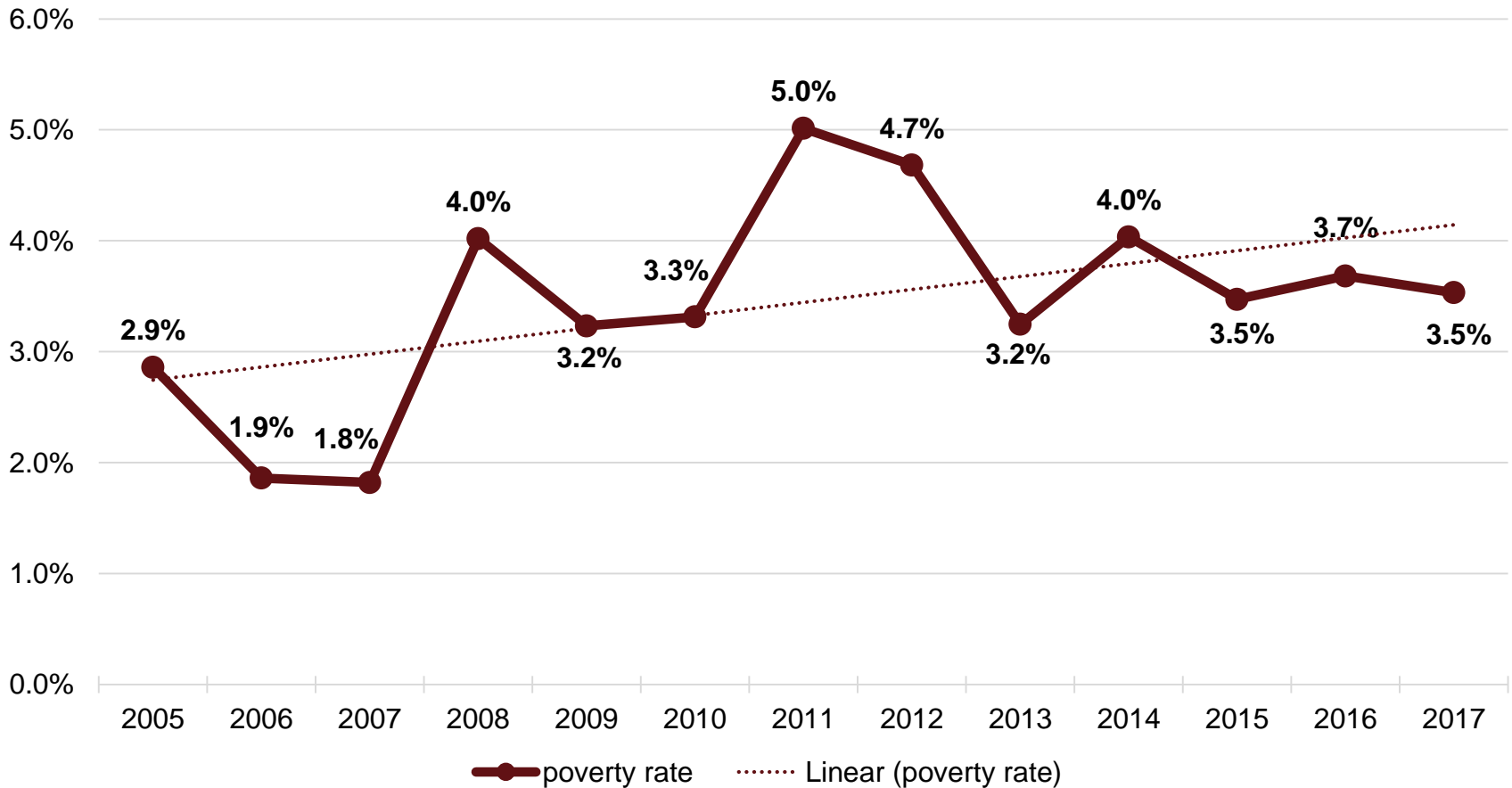
	Douglas County	Colorado	Nation
Median Household Income*	\$111,482	\$69,117	\$60,336
Per Capita Income	\$49,790	\$36,345	\$32,397
Poverty Rate	3.5%	10.3%	13.4%

*Douglas County ranks 11th of all the counties in the U.S. (with populations of 65,000 or greater) for highest median household income.

Source: 2017 American Community Survey 1-Year Estimates

Poverty Rate

Douglas County had the lowest rate of poverty of all large counties in the U.S. in 2015.



Source: American Community Survey 1-Year Estimates

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Demographics Online

- <http://www.douglas.co.us/>
- “Help me...”
 - Learn about
 - Demographics

Douglas County Economic and Demographic Overview

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