

Douglas County Housing Profile

Updated: May 2018



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

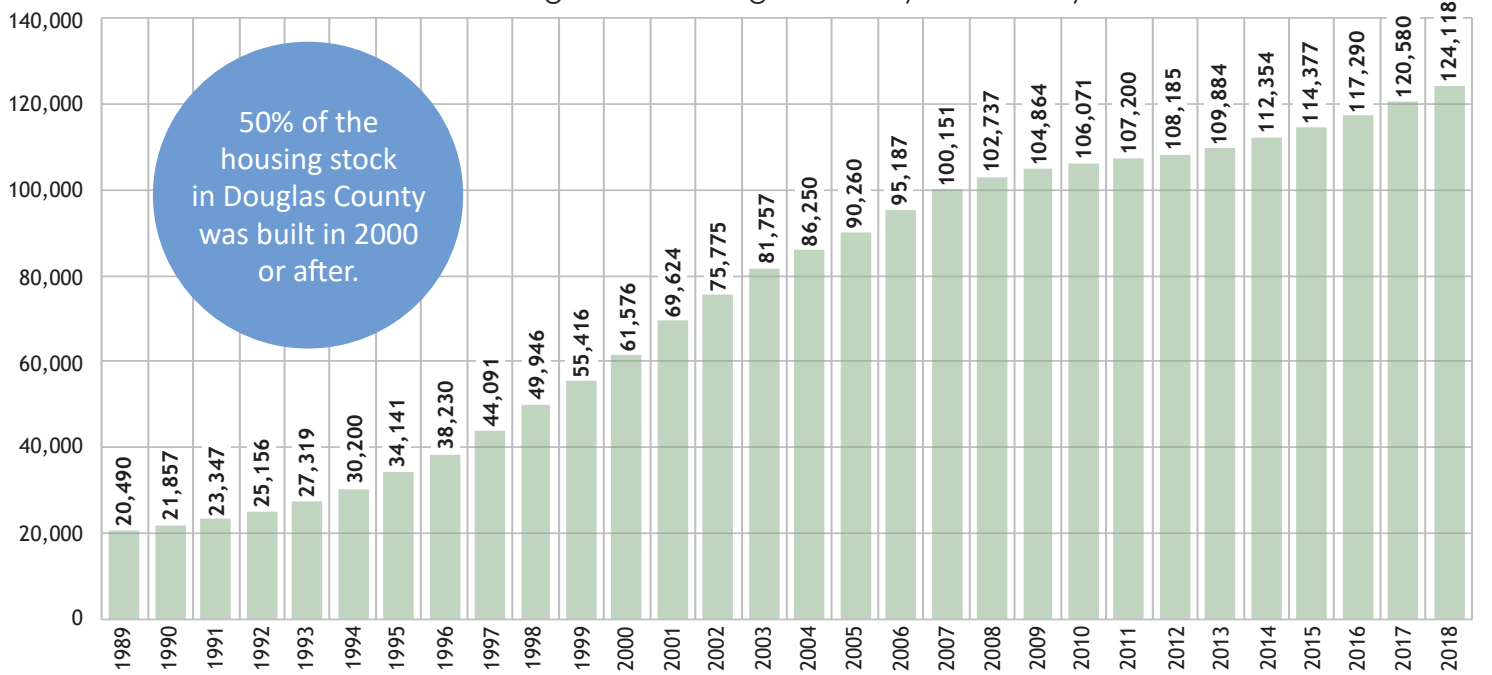
The County's total housing stock as of January 1, 2018, is 124,118 units. Single-family detached houses account for 76% of that total. The incorporated cities and towns in Douglas County contain 42% of the total housing stock. Ninety-one percent of all housing units are located in the urban-designated 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

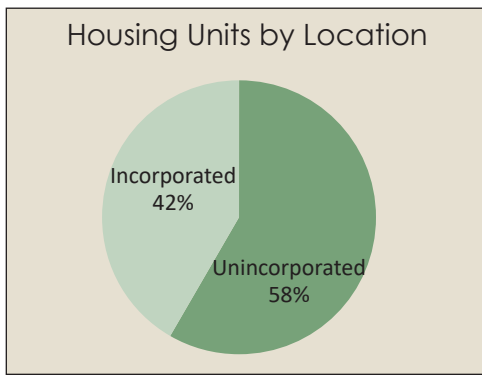
Incorporated Area	# of Units
Castle Rock	22,581
Parker	19,088
Lone Tree	5,787
Castle Pines	3,666
Aurora	482
Littleton	442
Larkspur	94

Unincorporated Area	# of Units
Primary Urban Area	45,738
Nonurban	10,969
Pinery SUA	4,248
Roxborough SUA	3,371
Castle Pines SUA	1,664
Chatfield Urban Area	71
Other Unincorporated	5,917

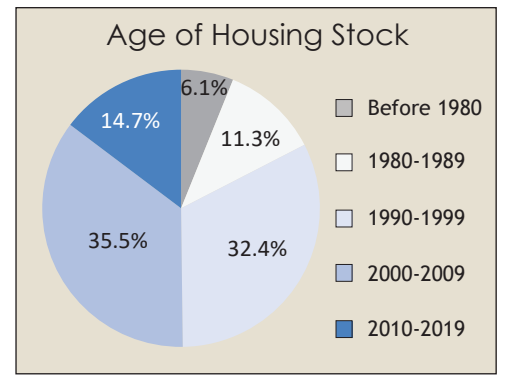
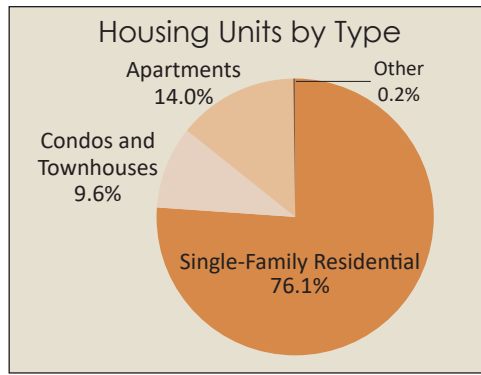
Total Housing Stock in Douglas County on January 1



Note: All data is from Douglas County's Department of Community Development, unless otherwise indicated.



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 2017 was \$456,013. This includes all newly built and existing single-family houses, townhouses, and condominiums sold in the 3rd quarter 2017. The number of sales in 2017 was 9,833 which was a small increase from 2016. Median apartment rents in Douglas County averaged about 10% higher than rents in the seven-county metro area, and exceeded \$1,500 per month in the first and second quarters of 2017. Apartment vacancy rates in Douglas County averaged 5.5% for the first three quarters of 2017, but spiked to 10% in the fourth quarter.



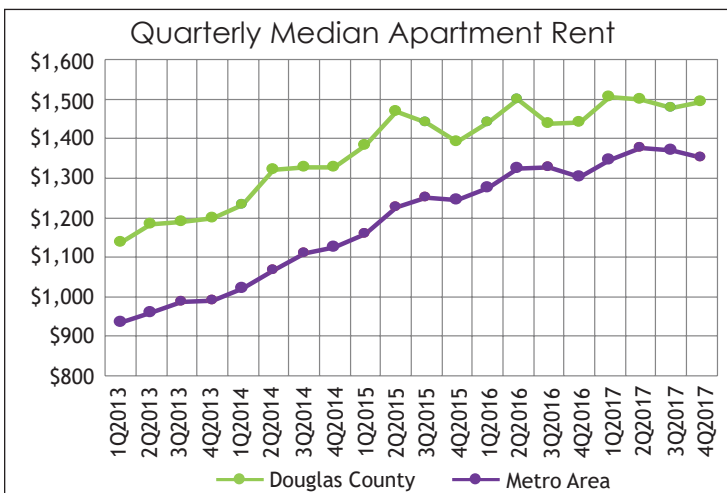
Residential Sales

Year	Median Sales Price	Sales Volume
2007	\$318,400	8,708
2008	\$306,500	6,818
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

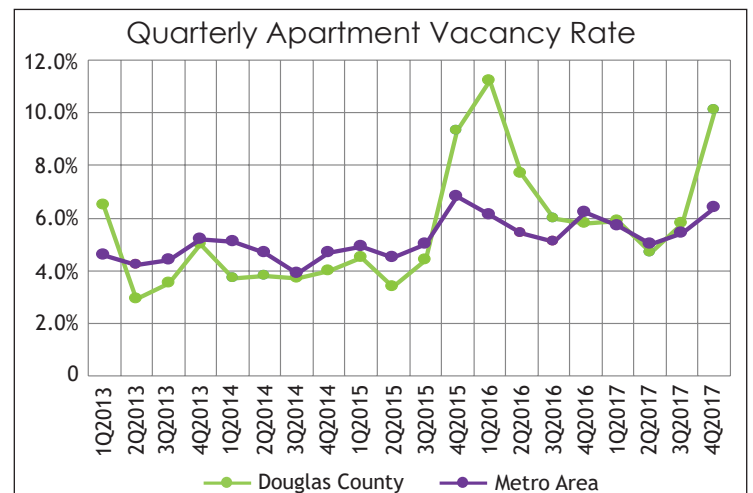
Sale Prices for 3rd Quarter 2017

County	3rd Qtr 2016		3rd Qtr 2017	
	Price per sq. ft.	Median Sale Price	Price per sq. ft.	Median Sale Price
Adams	\$174	\$300,000	\$172	\$330,100
Arapahoe	\$175	\$315,000	\$173	\$340,000
Boulder	\$251	\$435,250	\$245	\$468,222
Denver	\$252	\$365,000	\$247	\$390,000
Douglas	\$181	\$432,500	\$179	\$456,013
Jefferson	\$226	\$364,407	\$226	\$389,700

Source: CoreLogic



Source: Denver Metro Apartment Vacancy and Rent Survey



Source: Denver Metro Apartment Vacancy and Rent Survey