



Douglas County, Colorado

2021 Economic Profile

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Douglas County, Colorado 2021 Economic Profile Population & Cities

Population and Households, 2020		
	Population	Households
Douglas County	360,037	136,500
Aurora (MCP)	2640	1,147
City of Castle Pines	11,206	4,069
Castle Rock	73,746	26,851
Larkspur	206	104
Littleton (MCP)	640	415
Lone Tree	14,256	6,592
Parker	58,804	21,563
Unincorporated Area	198,539	75,759

Note: MCP indicates multi-county place. Figures reported are the portion of total population and households located in the given county.

Source: Colorado Division of Local Government, State Demography Office.

Race and Ethnicity Distribution, 2019	
Hispanic or Latino (of any race)	9.1%
Not Hispanic or Latino	90.9%
White alone	81.3%
Black or African American alone	1.5%
American Indian and Alaska Native alone	0.3%
Asian alone	5.3%
Native Hawaiian and Other Pacific Islander alone	0.1%
Other race	2.4%

Note: Percentages may not add due to rounding.

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

Gender and Age Distribution, 2020	
Male	49.4%
Female	50.6%
Median age	39.6
0 to 14 years	17.5%
15 to 29 years	18.9%
30 to 44 years	21.2%
45 to 59 years	23.3%
60 to 74 years	14.5%
75 to 89 years	4.2%
90+ years	0.4%

Note: Percentages may not add due to rounding.

Source: Colorado Division of Local Government, State Demography Office.

Douglas County Square Miles
842

Source: Colorado Department of Local Affairs.



Douglas County, Colorado
2021 Economic Profile
Employment & Labor Force

Employment by Industry, 2020			
	Establishments	Employment	Average Annual Wage
Total All Industries	13,340	127,591	\$71,919
Agriculture, Forestry, Fishing, Hunting	46	222	\$44,042
Mining	45	235	\$105,464
Utilities ¹	7	*	*
Construction	1,129	9,704	\$73,403
Manufacturing	169	2,081	\$60,441
Wholesale Trade	1,253	4,875	\$139,847
Retail Trade	896	17,673	\$37,118
Transportation & Warehousing	144	1,781	\$55,090
Information	328	5,014	\$124,563
Finance & Insurance	915	12,764	\$119,079
Real Estate, Rental, & Leasing	822	2,020	\$69,652
Professional & Technical Services	3,168	13,834	\$110,510
Management of Companies & Enterprises	458	3,512	\$172,529
Administrative & Waste Services	791	5,855	\$55,197
Educational Services	232	1,813	\$41,214
Health Care & Social Assistance	1,034	14,044	\$58,556
Arts, Entertainment, & Recreation	214	2,971	\$24,947
Accommodation & Food Services	625	11,546	\$23,133
Other Services	984	3,915	\$43,419
Government	78	13,475	\$51,168
Non-Classifiable	8	26	\$60,300

Note: Employment for individual industries may not add to the total due to rounding.

¹ Data are suppressed to protect confidentiality. Detail may not add to the total due to data suppression.

Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

Labor Force Data, 2020	
Labor Force	194,649
Employed	183,412
Unemployment Rate	5.8%

Source: Colorado Department of Labor and Employment, Labor Market Information.

Ten Largest Employers in Douglas County		
Company	Industry	Local Employees
Charles Schwab	Financial Services	4,470
DISH Network	Satellite TV & Equipment	2,170
Centura Health: Parker Adventist Hospital & Castle Rock Adventist Hospital	Healthcare	1,510
HealthONE: Sky Ridge Medical Center	Healthcare	1,360
VISA Debit Processing Services	Financial Services	1,200
Cognizant	Healthcare Software Solutions	980
Specialized Loan Servicing LLC	Financial Services	840
IHS Markit	Indexed Technical Data	730
Jacobs Engineering Group	Engineering & Architectural Services	710
Wind Crest	Assisted Living	670

Source: Development Research Partners, June 2021.



Douglas County, Colorado
2021 Economic Profile
Education

K-12 Education Statistics (Most Recent Available School Year)		
	School Year	
Enrollment	2020-2021	62,979
Number of Schools	2020-2021	90
Pupil/Teacher Ratio	2020-2021	17.6
Dropout Rate (grades 7-12) ¹	2019-2020	0.6%
Completer Rate ²	2019-2020	92.5%
Graduation Rate ³	2019-2020	91.2%

¹ Includes alternative schools. Due to a change in Colorado law, dropout figures from 2005 and beyond could include students who have left to attend school at home, outside of the state or country, or at a private institution. These students are only included in the dropout count when specific documentation of the school change is not provided.

² Completers are students who graduate, receive certificates or other designations of high school completion or attendance, or receive a G.E.D. from programs administered by the district.

³ Graduation rates are calculated based on high school graduates only. Source: Colorado Department of Education.

Shares of Population Age 25 and Over by Educational Attainment (2019)	
Douglas County	Percent of Total
Percent with high school diploma or higher	97.9
Percent with bachelor's degree or higher	58.1
Colorado	
Percent with high school diploma or higher	92.4
Percent with bachelor's degree or higher	42.7
U.S. Average	
Percent with high school diploma or higher	88.6
Percent with bachelor's degree or higher	33.1

Source: U.S. Census Bureau, American Community Survey.

Higher Education Facilities in Metro Denver and Northern Colorado		Fall 2019 Enrollment
Four Year Public Colleges and Universities		
Colorado School of Mines - Golden		6,629
Colorado State University - Fort Collins, Denver		29,499
Metropolitan State University - Denver		19,245
University of Colorado Boulder		36,287
University of Colorado Denver		19,561
University of Northern Colorado - Greeley		9,290
Four Year Private Colleges and Universities¹		
Colorado Christian University - Lakewood		7,625*
Johnson & Wales - Denver		1,008
Regis University - Denver		7,907*
University of Denver - Denver		11,952
Two Year Public Colleges		
Aims Community College		6,634
Campuses: Greely, Fort Lupton, Windsor, Loveland		
Arapahoe Community College		12,759
Campuses: Littleton, Parker, Castle Rock		
Community College of Aurora		8,597
Campuses: CentreTech, Lowrey		
Community College of Denver		8,232
Front Range Community College		19,283
Campuses: Westminster, Boulder County, Larimer, Brighton		
Red Rocks Community College		7,035
Campuses: Lakewood, Arvada		

¹ Data reflects most recent IPEDS report.

*Estimate.

Source: Colorado Department of Higher Education and individual schools.

College Entrance Exam Scores	
ACT Composite Score - 2021	
Colorado	23.6
U.S. Average	20.3
SAT 2021	
Math	
Douglas County	525
Metro Denver	501
Colorado	528
U.S. Average	528
Reading & Writing	
Douglas County	538
Metro Denver	516
Colorado	544
U.S. Average	533

Note: Participation rates for districts, schools, and student groups in 2021 were significantly lower overall than in past years due to impacts of the COVID-19 pandemic. All Colorado high school juniors are required to take the SAT. Nationally, only college bound juniors generally take the SAT.

Sources: Colorado Department of Education; ACT, Inc.; and College Board.



Douglas County, Colorado 2021 Economic Profile Cost of Living, Income, & Housing

Cost of Living Index (selected cities) - Third Quarter 2021

City	All Items Index ¹	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Austin, TX	101.3	91.8	113.3	95.8	88.6	104.3	100.0
Chicago, IL ²	123.0	103.4	159.0	90.3	121.5	97.9	114.7
Dallas, TX	103.9	99.7	101.3	112.6	89.7	113.6	107.7
Denver, CO	114.7	95.9	139.4	85.8	116.8	103.0	111.4
Houston, TX	95.6	98.5	82.7	109.1	96.0	97.2	100.7
Las Vegas, NV	102.5	107.9	108.5	94.8	118.8	99.0	93.9
Los Angeles, CA	148.0	112.9	230.7	107.3	129.3	113.0	116.6
Phoenix, AZ	105.8	103.4	122.3	105.1	103.8	94.8	95.7
Portland, OR	127.5	108.4	169.3	90.7	128.0	115.3	113.4
Salt Lake City, UT	104.7	102.9	104.5	90.8	122.3	96.1	105.9
San Francisco, CA	186.4	130.3	338.0	129.9	144.0	123.8	122.6

¹ Index measures the relative price levels for consumer goods and services in selected cities compared with the national average of 100 for all participating cities.

² Chicago data reflects the second quarter of 2021 since the third quarter data was unavailable.

Source: The Council for Community and Economic Research, C2ER Cost of Living Index.

Single-Family Median Home Price (000s)

City	3Q 2021
Austin, TX	\$498.4
Boulder, CO	\$769.4
Chicago, IL	\$337.8
Dallas, TX	\$345.2
Denver, CO	\$614.8
Houston, TX	\$309.9
Las Vegas, NV	\$411.8
Los Angeles, CA	\$860.9
Phoenix, AZ	\$429.6
Portland, OR	\$549.2
Salt Lake City, UT	\$500.8
San Francisco, CA	\$1,350.0
United States	\$363.7

Source: National Association of Realtors.

Previously-Owned Home Sales Statistics, 2020

	Condo/Townhome		Single-Family Detached	
	Douglas County	Metro Denver	Douglas County	Metro Denver
Number of Sales	1,148	14,108	6,107	44,093
Total Sales Volume	\$413.12 million	\$4.56 billion	\$3.70 billion	\$24.78 billion
High Sales Price	\$1.38 million	\$16.00 million	\$5.93 million	\$8.00 million
Low Sales Price	\$25,000	\$24,000	\$20,800	\$20,800
Avg. Sale Price	\$359,860	\$322,945	\$605,944	\$562,093
Median Sale Price	\$340,000	\$291,400	\$531,500	\$475,000
Avg. Sale Price/Sq. Ft. ¹	\$252.64	\$273.94	\$258.27	\$309.33

Note: This data does not contain nor does it represent all market activity.

¹ Excludes transactions where square footage was not reported.

Source: Colorado Comps.

Per Capita Personal Income, 2020

Douglas County	\$78,980
Metro Denver	\$71,018
Colorado	\$63,776
United States	\$59,510

Source: U.S. Bureau of Economic Analysis.

Avg. Monthly Apartment Rents, 3Q 2021

Type	Douglas County	Metro Denver
Efficiency	\$1,571.66	\$1,406.43
1 Bed	\$1,681.86	\$1,548.79
2 Bed 1 Bath	\$1,862.03	\$1,601.30
2 Bed 2 Bath	\$2,049.51	\$2,024.77
3 Bed	\$2,474.13	\$2,324.94
All	\$1,888.82	\$1,726.36
Vacancy Rate ¹	3.9%	3.8%

¹ Vacancy rate for all apartment types.

Source: Apartment Association of Metro Denver, Denver Metro Apartment Vacancy & Rent Survey.



Douglas County, Colorado 2021 Economic Profile Tax Rates

Local & State Sales Tax Rates			
	Local (%)	Notes	Total (%)
Aurora	3.75%		8.75%
Castle Pines	2.75%		6.75%
Castle Rock	4.00%		7.90%
Larkspur	4.00%		7.90%
Littleton	3.00%		8.00%
Lone Tree	1.8125%		6.8125%
Parker	3.00%		8.00%
Douglas County	1.00%	LID 4.00% / 5.00%	
Colorado	2.90%		2.90%
Lincoln Station Improvement District	0.50%		
Regional Transportation District	1.00%		
Scientific and Cultural Facilities District	0.10%		

Notes: Sales and use tax rates are current as of July 1, 2021. Additional local or special levies may apply. Some cities may be located in more than one county.

LID - Local improvement district taxes are levied in some parts of the metro area including a tax of 0.01% in the area encompassing Flatirons Crossing Mall and a tax of 0.2% in the Arista Local Improvement District in the City & County of Broomfield; a tax of 0.5% in Douglas County (Lincoln Station); a tax of 1.0% within the Old Town Niwot and Cottonwood Square areas of Boulder County; and a tax of 0.5% within designated areas of southeast Jefferson County. For areas of southeast Jefferson County located within Lakewood city limits, the rate is 0.43%. LID tax rates are not included in the total tax rate.

Total Sales Tax includes the state tax of 2.9%; county tax (if any); city tax; and the special district taxes. Special district taxes include the Regional Transportation District (RTD) tax (1.0%) and the Scientific and Cultural Facilities District tax (0.1%), among others.

Source: Colorado Department of Revenue.

Colorado Income Tax	
Corporate Income Tax	4.55%
Personal Income Tax	4.55%

Note: Income tax rate is applied to adjusted federal gross income. The passage of Proposition 116 recently changed the Colorado income tax rate, beginning in the 2020 tax year.

Source: Colorado Department of Revenue.

Real & Business Personal Property Taxes	
Assessment Ratios	
Commercial Property	29%
Residential Property	7.15%
Average Mill Levy, 2020	
Douglas County	101.199
Metro Denver	94.675

Note: The mill levy is the dollars of tax per \$1,000 of assessed valuation.

Source: Colorado Division of Property Taxation.

Property Tax Example
Assume you have a home with a base year market value of \$200,000. With a residential property assessment ratio of 7.15%, the assessed value of the home is \$14,300 (1). Given that the average Metro Denver 2020 mill levy of 94.675 is the tax on each \$1,000 of assessed value, the total tax due is \$1,353.85 (2).
(1) $\$200,000 * 7.15\% = \$14,300$
(2) $\$14,300 * .094675 = \$1,353.85$



Douglas County, Colorado 2021 Economic Profile Transportation

Douglas County continues to make major investments in transportation projects to serve its businesses and residents. The Southeast Corridor light rail runs along I-25 and provides access to the major employment centers, linking Douglas County to Denver's Central Business District. Recently completed transportation projects include the Castle Rock Parkway that provides a critical east/west connection in Castle Rock, the RidgeGate extension, a major east/west transportation corridor, the Parker-Hess Road connection, and the Santa Fe flyover to C-470. The new C-470 express lanes opened in 2020.

Air Transportation

Denver International Airport (DEN)	
Denver International Airport (DEN) is the fifth-busiest airport in the United States and has served well more than 1.1 billion passengers since it opened in February 1995. www.flydenver.com	
Size (square miles)	53
Runways	6
Gates (includes gates in regional jet facilities)	149
Commercial Carriers	23
2020 Passenger Traffic (millions)	33.7
2019-2020 Passenger Traffic Growth	-51.1%
Total Destinations (Domestic & Int'l)	Over 215

Centennial Airport in Arapahoe County	
Centennial Airport is a popular reliever airport and is located at the Denver Technology Center in south Metro Denver. The airport is one of the nation's busiest general aviation airport and is open 24 hours a day, 7 days a week in all weather conditions for chartered flights, air ambulance, check transport, and air cargo flights. Annually, the airport provides 10,341 jobs and \$593.5 million in payroll, which contributes \$2.1 billion to Colorado's economy. www.centennialairport.com	
Size (acres)	1,400
Runways	3
Based Aircraft	853

Mass Transit	
The Regional Transportation District (RTD) currently provides mass transit in Metro Denver. www.rtd-denver.com	
Buses	1,026
Fixed Bus Routes	143
Bus Stops	9,750
Light Rail Vehicles	201
Light Rail Track Miles	60.1
Light Rail Stations	57
Park-n-Rides	89
Hybrid Buses on 16th Street	36
The RTD FasTracks Program is a multi-billion dollar comprehensive transit expansion plan to build 122 miles of new commuter rail and light rail, 18 miles of bus rapid transit, 21,000 new parking spaces at light rail and bus stations, and enhance bus service for easy, convenient bus/rail connections across the eight-county district. Metro Denver is serviced by 11 light rail lines, as well as the Flatiron Flyer with bus rapid transit service between Denver and Boulder. The University of Colorado A Line, opened in April 2016, carries passengers from downtown Denver to DEN in 37 minutes. The R Line opened in 2017 and carries passengers from Denver through Aurora to Lone Tree. The G Line opened in 2019 through northwest Denver, Adams County, and Arvada with the end-of-line stop in Wheat Ridge. The \$233 million Southeast Rail Extension opened in May 2019. The extension consists of a 2.3-mile addition and three new rail stops along the E, F, and R lines at the Sky Ridge Hospital complex, Lone Tree City Center, and RidgeGate Parkway. The L Line extension that will connect the existing downtown rail service to the University of Colorado A Line and act as a loop around downtown and the C and D lines will be extended 2.5 miles into Highlands Ranch and provide 1,000 parking spaces. www.rtd-denver.com/fastracks	

Rail Transportation
Burlington Northern Santa Fe Railway - Freight Service
Union Pacific Railroad - Freight Service
Amtrak - Passenger Service



Douglas County, Colorado
2021 Economic Profile
Commercial Real Estate

Douglas County Commercial Real Estate Market Conditions, 3Q 2021				
	Existing Space¹	Vacant Space¹	Overall Vacancy Rate	Avg. Lease Rate²
Office	13.8	1.8	13.1%	\$26.09
Industrial	7.8	0.5	7.0%	\$10.29
Flex	2.6	0.2	6.9%	\$13.01
Retail	18.7	0.4	2.3%	\$22.40

¹ Building space is listed in millions of square feet. Vacant space, vacancy rate, and average lease rate are for all direct and sublet space.

² Office lease rates are per square foot; all others are per square foot, triple-net (NNN).
 Source: CoStar Realty Group.

Business Parks in Douglas County 2021	
	Acres
Meridian International Business Center	1,685
Highlands Ranch Business Park	505
Compark Business Campus	330
Inverness Business Park	240
Crown Point Business Park	220
Citadel Business Center	210
Highfield Business Park	125
Concord Business Center	100
ParkRidge Corporate Center	75
Park Meadows Corporate Center	5

Source: Douglas County.

Construction Cost Index 2021			
City	Materials	Installation	Composite
Austin, TX	98.6	62.3	82.9
Chicago, IL	100.5	144.4	119.5
Dallas, TX	100.1	67.4	86.0
Denver, CO	104.0	75.1	91.5
Houston, TX	101.3	67.3	86.6
Las Vegas, NV	104.2	107	105.4
Los Angeles, CA	98.4	129.3	111.8
Phoenix, AZ	98.4	72.1	87.0
Portland, OR	102	104.7	103.2
Salt Lake City, UT	103.3	73.7	90.5
San Francisco, CA	107.6	159.0	129.8
National Average	100.0	100.0	100.0

Source: RS Means, "Building Construction Cost Data 2021."



Douglas County, Colorado 2021 Economic Profile Economic Development Partners

