

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

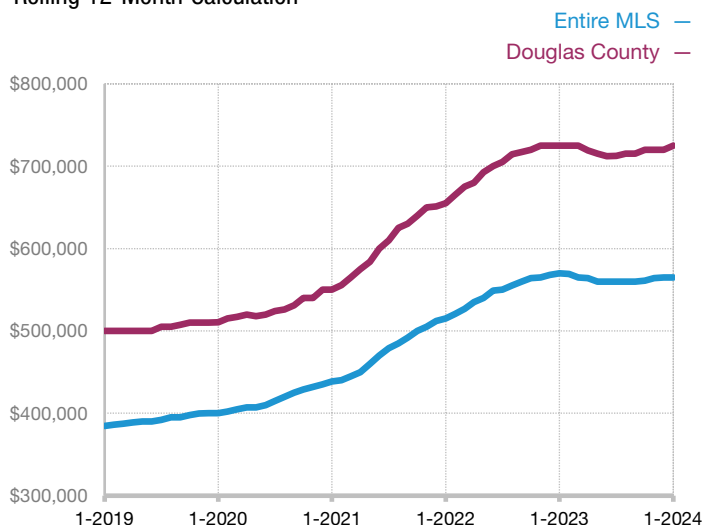
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 01-2023 | Thru 01-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 748 | 596 | - 20.3% | -- | -- | -- |
| Under Contract | 399 | 433 | + 8.5% | 399 | 433 | + 8.5% |
| New Listings | 358 | 413 | + 15.4% | 358 | 413 | + 15.4% |
| Sold Listings | 257 | 278 | + 8.2% | 257 | 278 | + 8.2% |
| Days on Market Until Sale | 57 | 63 | + 10.5% | 57 | 63 | + 10.5% |
| Median Sales Price* | \$685,000 | \$736,250 | + 7.5% | \$685,000 | \$736,250 | + 7.5% |
| Average Sales Price* | \$779,789 | \$863,371 | + 10.7% | \$779,789 | \$863,371 | + 10.7% |
| Percent of List Price Received* | 97.6% | 98.4% | + 0.8% | 97.6% | 98.4% | + 0.8% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 01-2023 | Thru 01-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 159 | 115 | - 27.7% | -- | -- | -- |
| Under Contract | 78 | 79 | + 1.3% | 78 | 79 | + 1.3% |
| New Listings | 86 | 77 | - 10.5% | 86 | 77 | - 10.5% |
| Sold Listings | 53 | 67 | + 26.4% | 53 | 67 | + 26.4% |
| Days on Market Until Sale | 35 | 49 | + 40.0% | 35 | 49 | + 40.0% |
| Median Sales Price* | \$479,990 | \$500,000 | + 4.2% | \$479,990 | \$500,000 | + 4.2% |
| Average Sales Price* | \$474,387 | \$481,175 | + 1.4% | \$474,387 | \$481,175 | + 1.4% |
| Percent of List Price Received* | 98.5% | 98.6% | + 0.1% | 98.5% | 98.6% | + 0.1% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

