

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

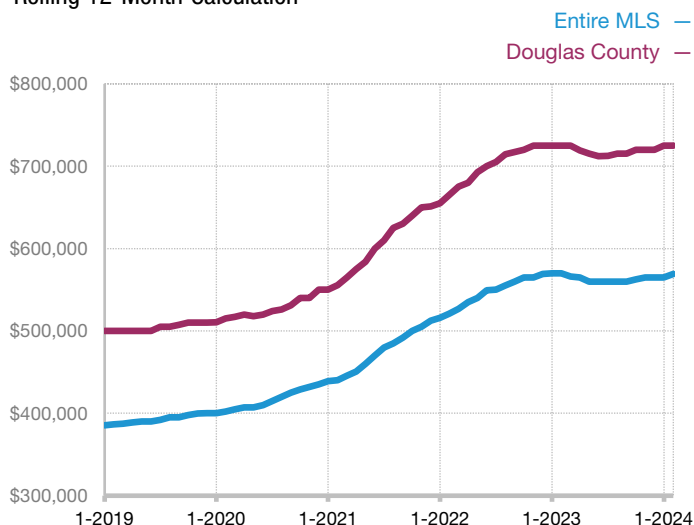
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	701	718	+ 2.4%	--	--	--
Under Contract	415	430	+ 3.6%	814	843	+ 3.6%
New Listings	420	549	+ 30.7%	778	963	+ 23.8%
Sold Listings	339	391	+ 15.3%	596	670	+ 12.4%
Days on Market Until Sale	54	52	- 3.7%	56	56	0.0%
Median Sales Price*	\$687,640	\$700,000	+ 1.8%	\$686,155	\$717,745	+ 4.6%
Average Sales Price*	\$821,525	\$812,593	- 1.1%	\$803,528	\$833,375	+ 3.7%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.3%	98.9%	+ 0.6%

\* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	158	124	- 21.5%	--	--	--
Under Contract	91	76	- 16.5%	169	148	- 12.4%
New Listings	92	79	- 14.1%	178	156	- 12.4%
Sold Listings	86	72	- 16.3%	139	139	0.0%
Days on Market Until Sale	59	61	+ 3.4%	50	55	+ 10.0%
Median Sales Price*	\$498,950	\$509,500	+ 2.1%	\$490,000	\$505,820	+ 3.2%
Average Sales Price*	\$495,072	\$527,850	+ 6.6%	\$487,185	\$505,352	+ 3.7%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.8%	99.1%	+ 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

