

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

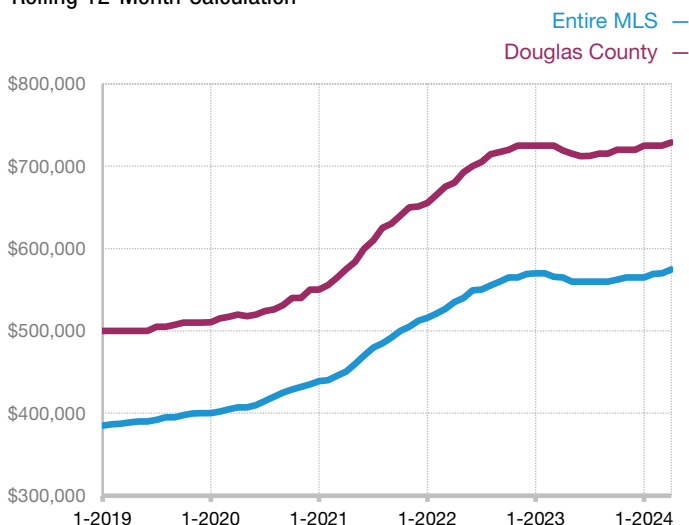
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	782	916	+ 17.1%	--	--	--
Under Contract	549	595	+ 8.4%	1,880	1,922	+ 2.2%
New Listings	593	794	+ 33.9%	2,012	2,348	+ 16.7%
Sold Listings	474	471	- 0.6%	1,577	1,603	+ 1.6%
Days on Market Until Sale	38	33	- 13.2%	47	47	0.0%
Median Sales Price*	\$712,500	\$750,000	+ 5.3%	\$700,000	\$725,000	+ 3.6%
Average Sales Price*	\$847,036	\$906,736	+ 7.0%	\$826,102	\$864,478	+ 4.6%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.1%	99.2%	+ 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.

Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	135	142	+ 5.2%	--	--	--
Under Contract	105	86	- 18.1%	393	320	- 18.6%
New Listings	93	123	+ 32.3%	397	377	- 5.0%
Sold Listings	105	92	- 12.4%	350	304	- 13.1%
Days on Market Until Sale	36	44	+ 22.2%	46	48	+ 4.3%
Median Sales Price*	\$506,720	\$489,975	- 3.3%	\$494,700	\$500,000	+ 1.1%
Average Sales Price*	\$516,245	\$505,828	- 2.0%	\$501,678	\$508,621	+ 1.4%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.1%	99.1%	0.0%

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



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

