

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

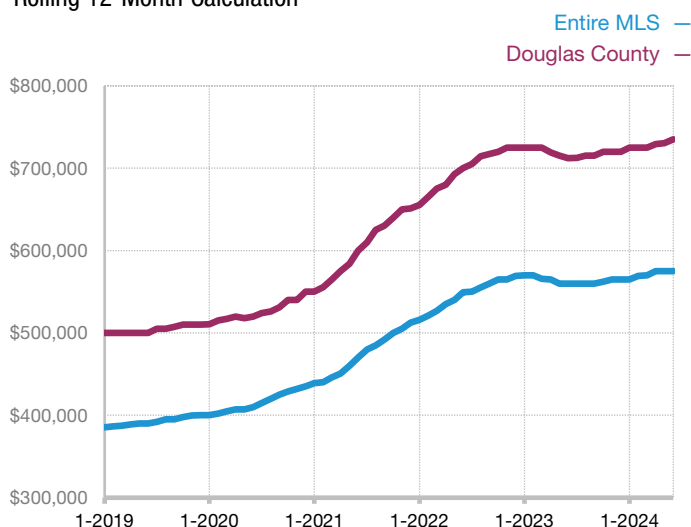
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	991	1,284	+ 29.6%	--	--	--
Under Contract	528	522	- 1.1%	2,862	2,918	+ 2.0%
New Listings	719	736	+ 2.4%	3,353	3,913	+ 16.7%
Sold Listings	538	543	+ 0.9%	2,632	2,717	+ 3.2%
Days on Market Until Sale	28	31	+ 10.7%	39	40	+ 2.6%
Median Sales Price*	\$727,370	\$755,000	+ 3.8%	\$710,000	\$740,000	+ 4.2%
Average Sales Price*	\$870,413	\$902,785	+ 3.7%	\$837,314	\$880,419	+ 5.1%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.4%	99.3%	- 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	164	211	+ 28.7%	--	--	--
Under Contract	103	83	- 19.4%	584	470	- 19.5%
New Listings	123	126	+ 2.4%	630	638	+ 1.3%
Sold Listings	89	71	- 20.2%	546	458	- 16.1%
Days on Market Until Sale	34	33	- 2.9%	43	43	0.0%
Median Sales Price*	\$464,990	\$462,000	- 0.6%	\$498,950	\$492,750	- 1.2%
Average Sales Price*	\$500,489	\$497,763	- 0.5%	\$507,144	\$505,689	- 0.3%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	99.2%	99.1%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

