

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

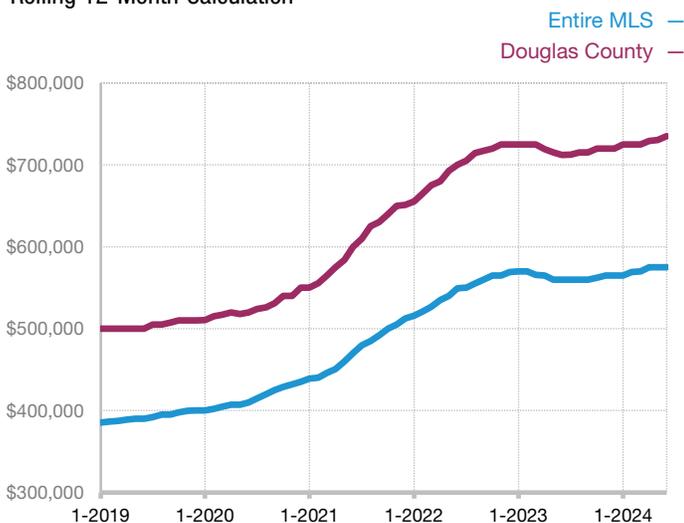
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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% |

* 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

