

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

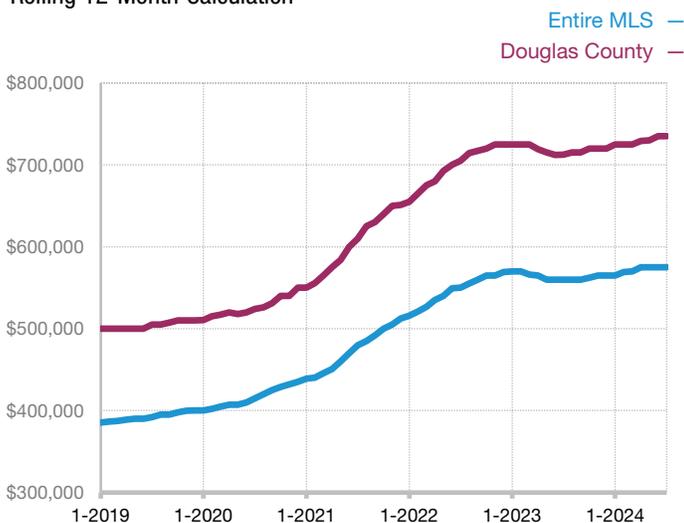
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,036	1,331	+ 28.5%	--	--	--
Under Contract	436	512	+ 17.4%	3,298	3,398	+ 3.0%
New Listings	553	653	+ 18.1%	3,906	4,561	+ 16.8%
Sold Listings	497	472	- 5.0%	3,129	3,193	+ 2.0%
Days on Market Until Sale	28	31	+ 10.7%	37	39	+ 5.4%
Median Sales Price*	\$740,000	\$749,000	+ 1.2%	\$715,000	\$740,000	+ 3.5%
Average Sales Price*	\$870,375	\$884,925	+ 1.7%	\$842,565	\$880,471	+ 4.5%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	165	233	+ 41.2%	--	--	--
Under Contract	106	75	- 29.2%	690	534	- 22.6%
New Listings	118	114	- 3.4%	748	751	+ 0.4%
Sold Listings	82	71	- 13.4%	628	530	- 15.6%
Days on Market Until Sale	36	27	- 25.0%	42	41	- 2.4%
Median Sales Price*	\$511,739	\$460,000	- 10.1%	\$499,990	\$488,995	- 2.2%
Average Sales Price*	\$540,316	\$479,455	- 11.3%	\$511,475	\$501,975	- 1.9%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	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

