

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

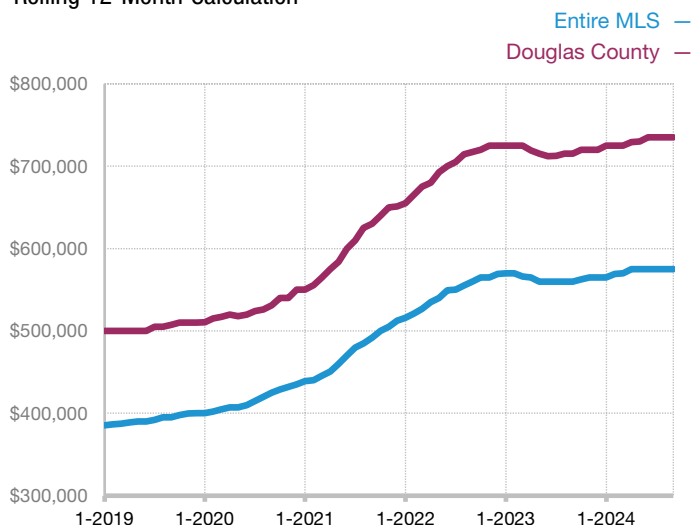
Single Family	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	1,219	1,441	+ 18.2%	--	--	--
Under Contract	343	518	+ 51.0%	4,070	4,304	+ 5.7%
New Listings	550	606	+ 10.2%	5,033	5,812	+ 15.5%
Sold Listings	395	403	+ 2.0%	3,994	4,078	+ 2.1%
Days on Market Until Sale	33	47	+ 42.4%	36	40	+ 11.1%
Median Sales Price*	\$719,900	\$725,000	+ 0.7%	\$717,400	\$737,500	+ 2.8%
Average Sales Price*	\$814,065	\$857,132	+ 5.3%	\$841,990	\$875,911	+ 4.0%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.4%	99.2%	- 0.2%

* 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	228	247	+ 8.3%	--	--	--
Under Contract	81	67	- 17.3%	850	675	- 20.6%
New Listings	134	109	- 18.7%	990	955	- 3.5%
Sold Listings	80	77	- 3.8%	825	674	- 18.3%
Days on Market Until Sale	32	48	+ 50.0%	40	42	+ 5.0%
Median Sales Price*	\$512,495	\$480,000	- 6.3%	\$500,000	\$479,000	- 4.2%
Average Sales Price*	\$520,347	\$511,233	- 1.8%	\$513,040	\$501,499	- 2.2%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	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

