

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

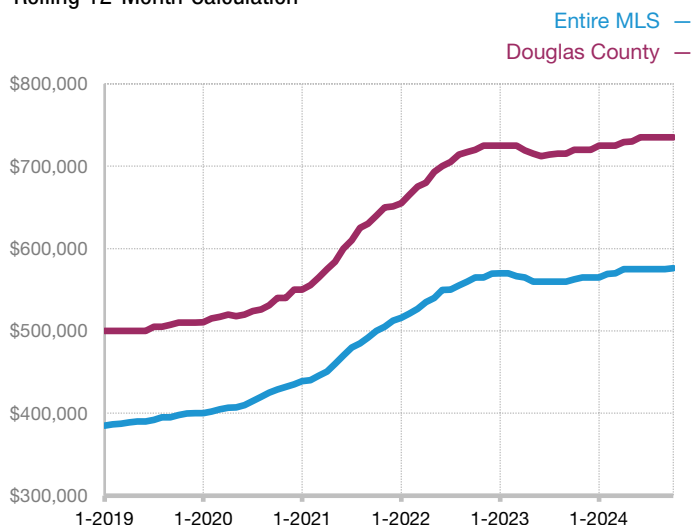
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1,190	1,394	+ 17.1%	--	--	--
Under Contract	324	448	+ 38.3%	4,394	4,727	+ 7.6%
New Listings	410	575	+ 40.2%	5,439	6,415	+ 17.9%
Sold Listings	357	466	+ 30.5%	4,351	4,567	+ 5.0%
Days on Market Until Sale	38	52	+ 36.8%	36	41	+ 13.9%
Median Sales Price*	\$747,700	\$750,000	+ 0.3%	\$720,000	\$739,900	+ 2.8%
Average Sales Price*	\$909,851	\$852,451	- 6.3%	\$847,558	\$871,600	+ 2.8%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.3%	99.1%	- 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	223	228	+ 2.2%	--	--	--
Under Contract	93	59	- 36.6%	943	734	- 22.2%
New Listings	107	84	- 21.5%	1,096	1,048	- 4.4%
Sold Listings	96	60	- 37.5%	921	739	- 19.8%
Days on Market Until Sale	43	46	+ 7.0%	40	42	+ 5.0%
Median Sales Price*	\$497,405	\$446,000	- 10.3%	\$500,000	\$475,000	- 5.0%
Average Sales Price*	\$513,579	\$487,889	- 5.0%	\$513,096	\$500,610	- 2.4%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	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

