

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

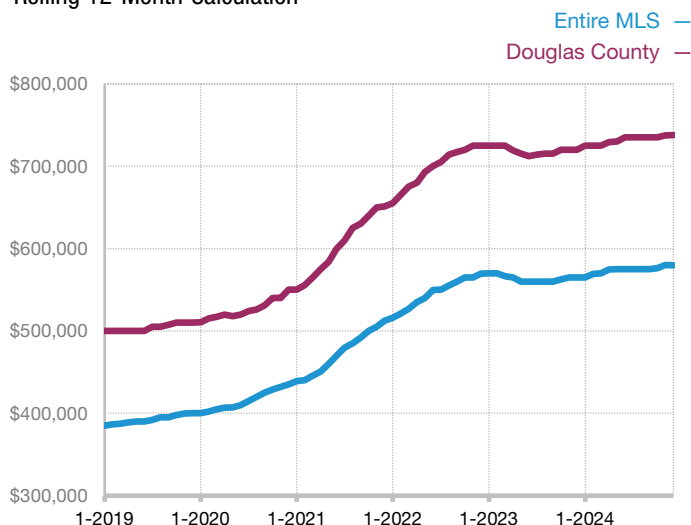
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	822	880	+ 7.1%	--	--	--
Under Contract	298	353	+ 18.5%	4,982	5,387	+ 8.1%
New Listings	185	215	+ 16.2%	5,912	6,935	+ 17.3%
Sold Listings	307	422	+ 37.5%	4,972	5,369	+ 8.0%
Days on Market Until Sale	55	67	+ 21.8%	38	44	+ 15.8%
Median Sales Price*	\$705,000	\$721,500	+ 2.3%	\$720,000	\$738,000	+ 2.5%
Average Sales Price*	\$849,653	\$842,112	- 0.9%	\$845,536	\$869,486	+ 2.8%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.2%	99.0%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	155	151	- 2.6%	--	--	--
Under Contract	72	43	- 40.3%	1,082	834	- 22.9%
New Listings	37	50	+ 35.1%	1,203	1,141	- 5.2%
Sold Listings	77	63	- 18.2%	1,075	853	- 20.7%
Days on Market Until Sale	49	60	+ 22.4%	41	43	+ 4.9%
Median Sales Price*	\$496,950	\$455,000	- 8.4%	\$500,000	\$476,400	- 4.7%
Average Sales Price*	\$502,369	\$478,639	- 4.7%	\$512,893	\$499,717	- 2.6%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	99.1%	98.9%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

