

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	776	919	+ 18.4%	--	--	--
Under Contract	403	411	+ 2.0%	403	411	+ 2.0%
New Listings	413	507	+ 22.8%	413	507	+ 22.8%
Sold Listings	279	325	+ 16.5%	279	325	+ 16.5%
Days on Market Until Sale	62	74	+ 19.4%	62	74	+ 19.4%
Median Sales Price*	\$735,000	\$735,000	0.0%	\$735,000	\$735,000	0.0%
Average Sales Price*	\$862,499	\$913,380	+ 5.9%	\$862,499	\$913,380	+ 5.9%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	148	176	+ 18.9%	--	--	--
Under Contract	71	70	- 1.4%	71	70	- 1.4%
New Listings	77	100	+ 29.9%	77	100	+ 29.9%
Sold Listings	67	43	- 35.8%	67	43	- 35.8%
Days on Market Until Sale	49	53	+ 8.2%	49	53	+ 8.2%
Median Sales Price*	\$500,000	\$455,990	- 8.8%	\$500,000	\$455,990	- 8.8%
Average Sales Price*	\$481,175	\$473,494	- 1.6%	\$481,175	\$473,494	- 1.6%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.6%	98.2%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

