

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

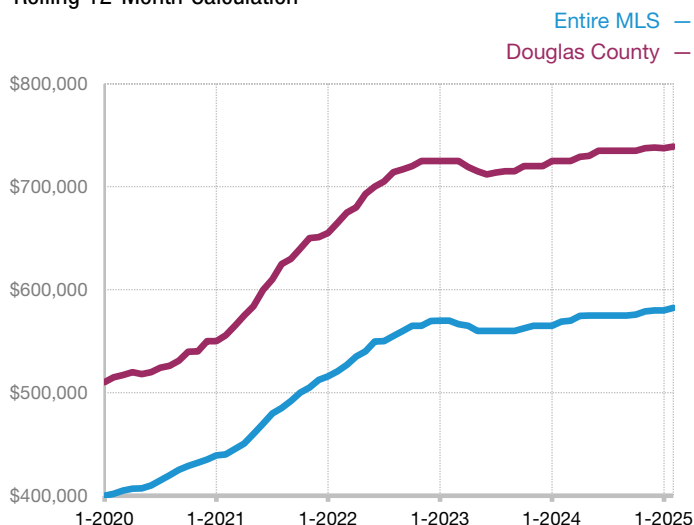
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	868	987	+ 13.7%	--	--	--
Under Contract	409	506	+ 23.7%	812	904	+ 11.3%
New Listings	552	628	+ 13.8%	965	1,134	+ 17.5%
Sold Listings	395	363	- 8.1%	674	694	+ 3.0%
Days on Market Until Sale	52	65	+ 25.0%	56	69	+ 23.2%
Median Sales Price*	\$700,000	\$716,000	+ 2.3%	\$715,250	\$725,000	+ 1.4%
Average Sales Price*	\$809,792	\$853,715	+ 5.4%	\$831,610	\$881,444	+ 6.0%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	98.9%	98.7%	- 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	150	218	+ 45.3%	--	--	--
Under Contract	72	59	- 18.1%	143	124	- 13.3%
New Listings	82	104	+ 26.8%	159	204	+ 28.3%
Sold Listings	74	57	- 23.0%	141	101	- 28.4%
Days on Market Until Sale	62	56	- 9.7%	56	54	- 3.6%
Median Sales Price*	\$507,410	\$475,000	- 6.4%	\$504,990	\$460,000	- 8.9%
Average Sales Price*	\$525,541	\$486,749	- 7.4%	\$504,460	\$480,099	- 4.8%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.1%	98.2%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

