

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

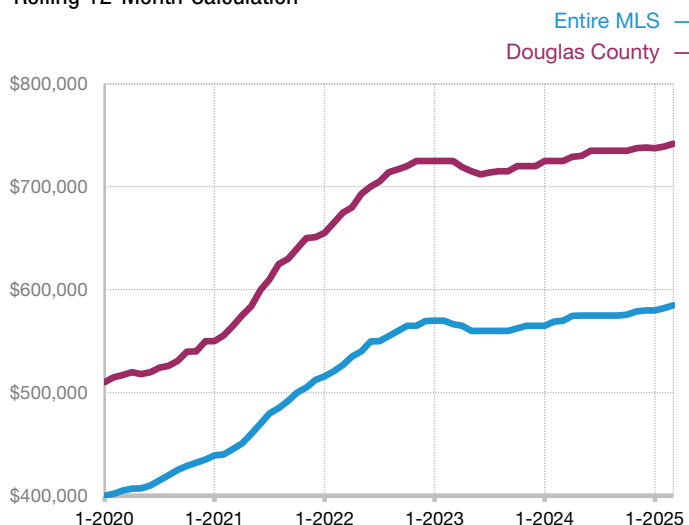
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	900	1,096	+ 21.8%	--	--	--
Under Contract	508	689	+ 35.6%	1,320	1,562	+ 18.3%
New Listings	597	813	+ 36.2%	1,562	1,948	+ 24.7%
Sold Listings	463	506	+ 9.3%	1,137	1,197	+ 5.3%
Days on Market Until Sale	47	55	+ 17.0%	52	63	+ 21.2%
Median Sales Price*	\$716,765	\$755,000	+ 5.3%	\$715,500	\$735,000	+ 2.7%
Average Sales Price*	\$856,673	\$863,236	+ 0.8%	\$841,816	\$874,114	+ 3.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.2%	98.9%	- 0.3%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	137	224	+ 63.5%	--	--	--
Under Contract	94	109	+ 16.0%	237	231	- 2.5%
New Listings	99	136	+ 37.4%	258	340	+ 31.8%
Sold Listings	72	56	- 22.2%	213	158	- 25.8%
Days on Market Until Sale	38	57	+ 50.0%	50	55	+ 10.0%
Median Sales Price*	\$499,995	\$492,500	- 1.5%	\$500,000	\$469,500	- 6.1%
Average Sales Price*	\$520,218	\$501,532	- 3.6%	\$509,787	\$487,809	- 4.3%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	98.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

