

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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Douglas County

Contact the Douglas Elbert REALTOR® Association, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

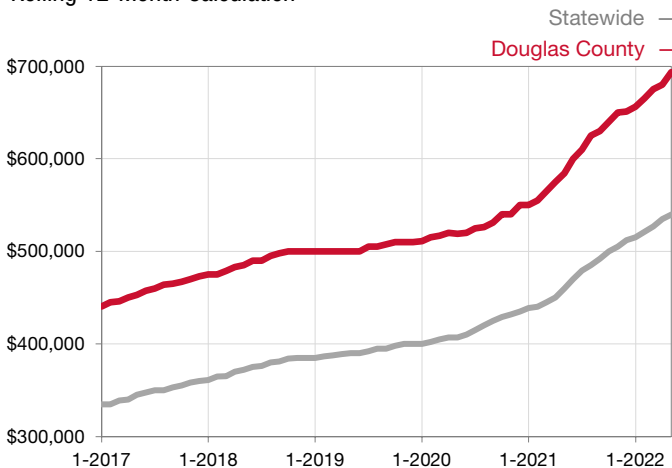
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	789	873	+ 10.6%	3,349	3,464	+ 3.4%
Sold Listings	715	687	- 3.9%	2,695	2,609	- 3.2%
Median Sales Price*	\$647,000	\$766,900	+ 18.5%	\$632,140	\$743,000	+ 17.5%
Average Sales Price*	\$757,015	\$895,446	+ 18.3%	\$750,848	\$878,573	+ 17.0%
Percent of List Price Received*	105.4%	103.7%	- 1.6%	103.8%	104.3%	+ 0.5%
Days on Market Until Sale	10	12	+ 20.0%	16	16	0.0%
Inventory of Homes for Sale	391	600	+ 53.5%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	133	129	- 3.0%	570	522	- 8.4%
Sold Listings	115	94	- 18.3%	524	433	- 17.4%
Median Sales Price*	\$408,000	\$511,000	+ 25.2%	\$405,000	\$485,000	+ 19.8%
Average Sales Price*	\$424,125	\$525,976	+ 24.0%	\$417,291	\$505,177	+ 21.1%
Percent of List Price Received*	103.2%	105.1%	+ 1.8%	102.4%	104.5%	+ 2.1%
Days on Market Until Sale	18	8	- 55.6%	19	10	- 47.4%
Inventory of Homes for Sale	55	61	+ 10.9%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

