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Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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.
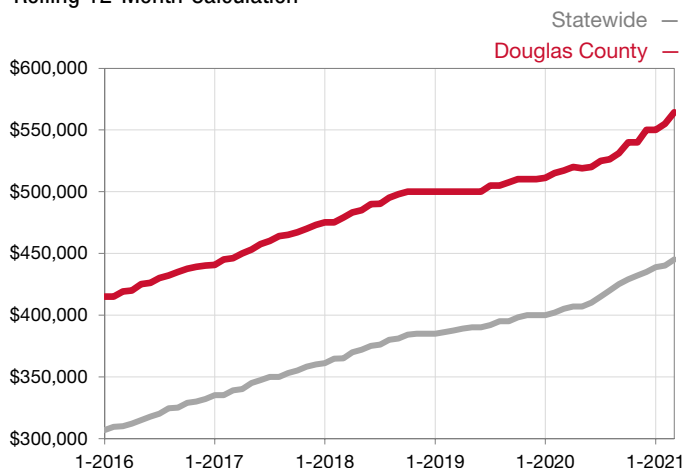
Single Family

Key Metrics	March 2020	March 2021	Percent Change from Previous Year	Year to Date Thru 03-2020	Year to Date Thru 03-2021	Percent Change from Previous Year
New Listings	814	722	- 11.3%	1,997	1,722	- 13.8%
Sold Listings	559	600	+ 7.3%	1,375	1,293	- 6.0%
Median Sales Price*	$534,900	$619,810	+ 15.9%	$530,793	$611,000	+ 15.1%
Average Sales Price*	$607,301	$736,320	+ 21.2%	$607,717	$727,315	+ 19.7%
Percent of List Price Received*	99.6%	103.5%	+ 3.9%	99.2%	102.7%	+ 3.5%
Days on Market Until Sale	40	18	- 55.0%	46	20	- 56.5%
Inventory of Homes for Sale	1,091	211	- 80.7%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

* 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

Key Metrics	March 2020	March 2021	Percent Change from Previous Year	Year to Date Thru 03-2020	Year to Date Thru 03-2021	Percent Change from Previous Year
New Listings	146	115	- 21.2%	406	321	- 20.9%
Sold Listings	111	110	- 0.9%	288	290	+ 0.7%
Median Sales Price*	$347,000	$400,000	+ 15.3%	$346,500	$390,000	+ 12.6%
Average Sales Price*	$361,909	$412,809	+ 14.1%	$360,521	$412,170	+ 14.3%
Percent of List Price Received*	100.1%	102.4%	+ 2.3%	99.6%	101.6%	+ 2.0%
Days on Market Until Sale	41	11	- 73.2%	41	21	- 48.8%
Inventory of Homes for Sale	255	34	- 86.7%	--	--	--
Months Supply of Inventory	2.4	0.3	- 87.5%	--	--	--

* 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

Statewide —
Douglas County —

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

Statewide —
Douglas County —