

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



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.

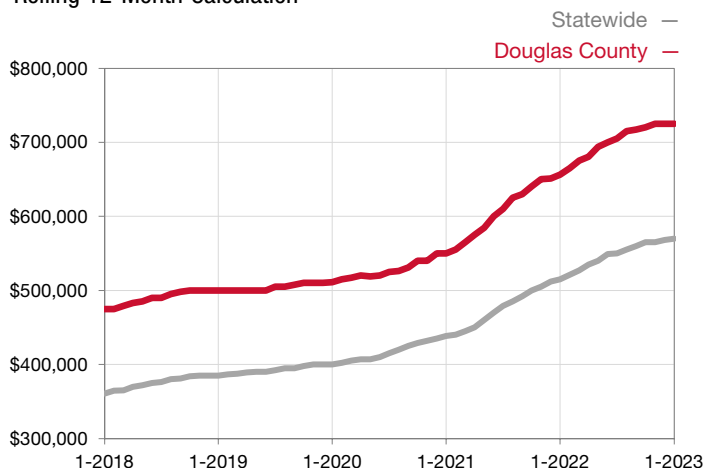
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	455	361	- 20.7%	455	361	- 20.7%
Sold Listings	312	257	- 17.6%	312	257	- 17.6%
Median Sales Price*	\$694,425	\$680,000	- 2.1%	\$694,425	\$680,000	- 2.1%
Average Sales Price*	\$825,952	\$777,557	- 5.9%	\$825,952	\$777,557	- 5.9%
Percent of List Price Received*	101.4%	97.5%	- 3.8%	101.4%	97.5%	- 3.8%
Days on Market Until Sale	25	57	+ 128.0%	25	57	+ 128.0%
Inventory of Homes for Sale	314	579	+ 84.4%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	79	85	+ 7.6%	79	85	+ 7.6%
Sold Listings	73	53	- 27.4%	73	53	- 27.4%
Median Sales Price*	\$469,325	\$479,990	+ 2.3%	\$469,325	\$479,990	+ 2.3%
Average Sales Price*	\$487,021	\$474,387	- 2.6%	\$487,021	\$474,387	- 2.6%
Percent of List Price Received*	101.8%	98.5%	- 3.2%	101.8%	98.5%	- 3.2%
Days on Market Until Sale	13	35	+ 169.2%	13	35	+ 169.2%
Inventory of Homes for Sale	34	125	+ 267.6%	--	--	--
Months Supply of Inventory	0.3	1.5	+ 400.0%	--	--	--

* 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

