

Local Market Update for February 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.

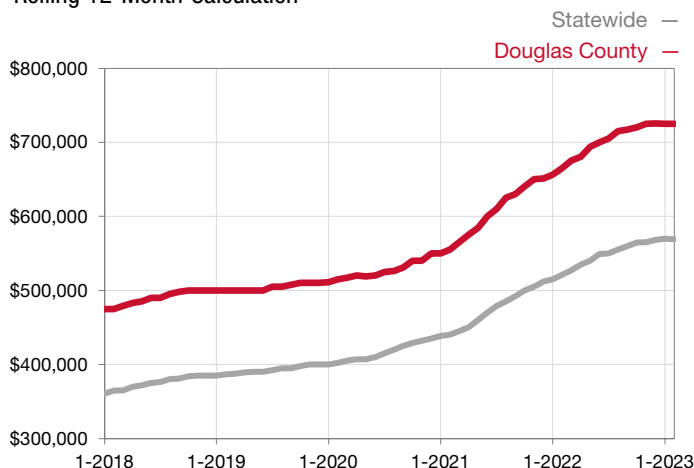
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	474	423	- 10.8%	929	783	- 15.7%
Sold Listings	428	334	- 22.0%	740	593	- 19.9%
Median Sales Price*	\$710,000	\$687,320	- 3.2%	\$700,000	\$685,000	- 2.1%
Average Sales Price*	\$823,437	\$821,398	- 0.2%	\$824,497	\$801,877	- 2.7%
Percent of List Price Received*	103.7%	98.8%	- 4.7%	102.8%	98.3%	- 4.4%
Days on Market Until Sale	18	54	+ 200.0%	21	56	+ 166.7%
Inventory of Homes for Sale	280	548	+ 95.7%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	94	92	- 2.1%	173	177	+ 2.3%
Sold Listings	73	86	+ 17.8%	146	139	- 4.8%
Median Sales Price*	\$457,460	\$498,950	+ 9.1%	\$458,955	\$490,000	+ 6.8%
Average Sales Price*	\$491,546	\$495,211	+ 0.7%	\$489,284	\$487,271	- 0.4%
Percent of List Price Received*	104.1%	99.0%	- 4.9%	102.9%	98.8%	- 4.0%
Days on Market Until Sale	17	59	+ 247.1%	15	50	+ 233.3%
Inventory of Homes for Sale	34	126	+ 270.6%	--	--	--
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

