

Local Market Update for March 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.

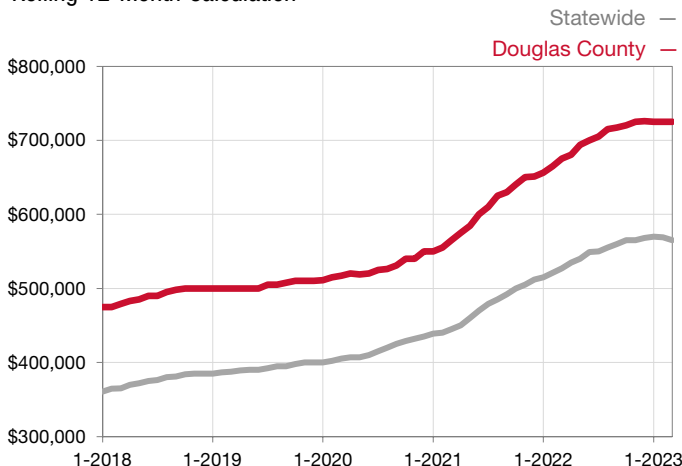
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	746	643	- 13.8%	1,675	1,424	- 15.0%
Sold Listings	593	502	- 15.3%	1,333	1,101	- 17.4%
Median Sales Price*	\$730,000	\$701,250	- 3.9%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$873,208	\$835,992	- 4.3%	\$846,167	\$817,580	- 3.4%
Percent of List Price Received*	105.4%	99.4%	- 5.7%	103.9%	98.8%	- 4.9%
Days on Market Until Sale	17	45	+ 164.7%	19	51	+ 168.4%
Inventory of Homes for Sale	432	641	+ 48.4%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	101	127	+ 25.7%	274	305	+ 11.3%
Sold Listings	101	106	+ 5.0%	247	245	- 0.8%
Median Sales Price*	\$508,000	\$492,495	- 3.1%	\$477,400	\$490,990	+ 2.8%
Average Sales Price*	\$516,296	\$506,255	- 1.9%	\$500,329	\$495,436	- 1.0%
Percent of List Price Received*	105.9%	99.2%	- 6.3%	104.1%	99.0%	- 4.9%
Days on Market Until Sale	9	52	+ 477.8%	12	51	+ 325.0%
Inventory of Homes for Sale	57	130	+ 128.1%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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

