

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

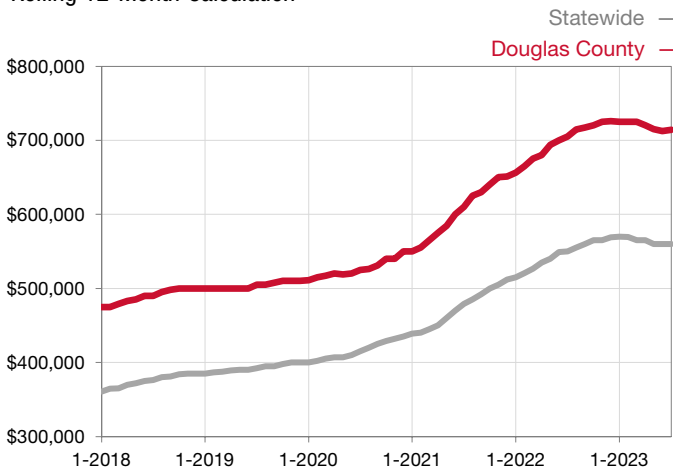
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	765	561	- 26.7%	5,219	3,930	- 24.7%
Sold Listings	564	493	- 12.6%	3,899	3,140	- 19.5%
Median Sales Price*	\$730,000	\$740,000	+ 1.4%	\$735,000	\$714,995	- 2.7%
Average Sales Price*	\$870,445	\$871,031	+ 0.1%	\$872,515	\$842,719	- 3.4%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	103.2%	99.4%	- 3.7%
Days on Market Until Sale	16	28	+ 75.0%	16	37	+ 131.3%
Inventory of Homes for Sale	1,310	869	- 33.7%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	119	119	0.0%	806	751	- 6.8%
Sold Listings	84	81	- 3.6%	652	627	- 3.8%
Median Sales Price*	\$445,000	\$513,478	+ 15.4%	\$490,000	\$499,990	+ 2.0%
Average Sales Price*	\$473,900	\$542,480	+ 14.5%	\$505,277	\$511,709	+ 1.3%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	103.5%	99.2%	- 4.2%
Days on Market Until Sale	10	36	+ 260.0%	10	42	+ 320.0%
Inventory of Homes for Sale	183	140	- 23.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

* 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

