

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

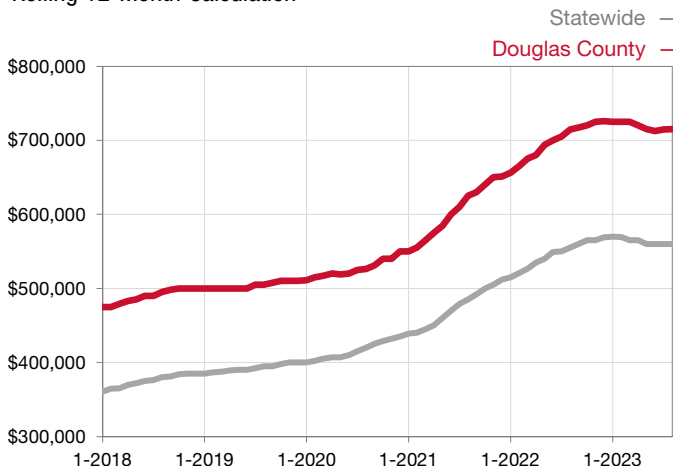
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	600	581	- 3.2%	5,819	4,502	- 22.6%
Sold Listings	553	469	- 15.2%	4,452	3,612	- 18.9%
Median Sales Price*	\$722,432	\$759,000	+ 5.1%	\$732,828	\$716,334	- 2.3%
Average Sales Price*	\$845,001	\$861,699	+ 2.0%	\$869,091	\$845,198	- 2.7%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	102.7%	99.4%	- 3.2%
Days on Market Until Sale	24	30	+ 25.0%	17	36	+ 111.8%
Inventory of Homes for Sale	1,220	926	- 24.1%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	113	106	- 6.2%	919	856	- 6.9%
Sold Listings	86	116	+ 34.9%	738	744	+ 0.8%
Median Sales Price*	\$465,000	\$510,000	+ 9.7%	\$485,000	\$499,990	+ 3.1%
Average Sales Price*	\$471,757	\$517,554	+ 9.7%	\$501,312	\$512,423	+ 2.2%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	103.1%	99.2%	- 3.8%
Days on Market Until Sale	15	31	+ 106.7%	11	41	+ 272.7%
Inventory of Homes for Sale	191	158	- 17.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

* 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

