

Local Market Update for September 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.

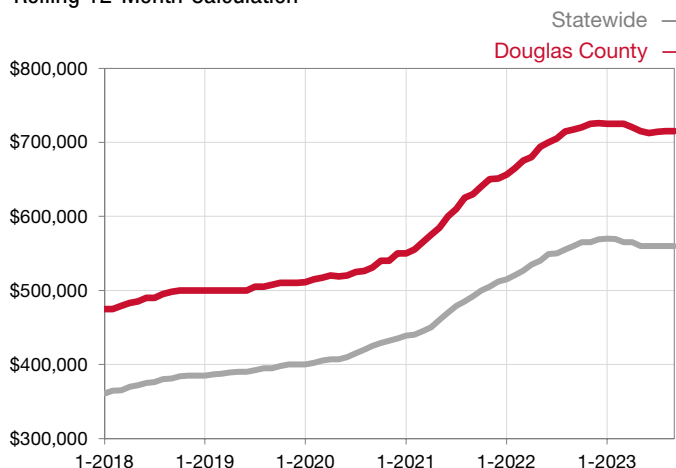
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	601	554	- 7.8%	6,420	5,057	- 21.2%
Sold Listings	588	396	- 32.7%	5,040	4,009	- 20.5%
Median Sales Price*	\$705,000	\$719,163	+ 2.0%	\$730,000	\$717,080	- 1.8%
Average Sales Price*	\$862,162	\$815,385	- 5.4%	\$868,284	\$842,202	- 3.0%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	102.2%	99.4%	- 2.7%
Days on Market Until Sale	34	33	- 2.9%	19	36	+ 89.5%
Inventory of Homes for Sale	1,296	1,036	- 20.1%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	100	134	+ 34.0%	1,019	990	- 2.8%
Sold Listings	100	81	- 19.0%	838	826	- 1.4%
Median Sales Price*	\$492,250	\$514,990	+ 4.6%	\$486,990	\$500,000	+ 2.7%
Average Sales Price*	\$511,307	\$528,744	+ 3.4%	\$502,521	\$513,891	+ 2.3%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	102.7%	99.2%	- 3.4%
Days on Market Until Sale	27	32	+ 18.5%	13	40	+ 207.7%
Inventory of Homes for Sale	198	198	0.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

* 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

