

Local Market Update for October 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.

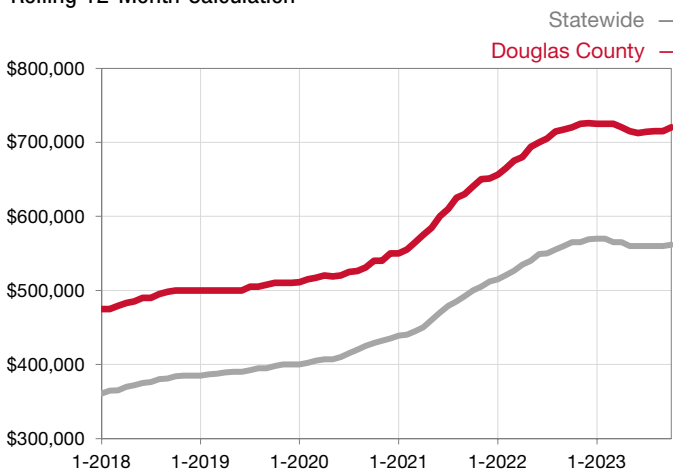
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	447	413	- 7.6%	6,867	5,469	- 20.4%
Sold Listings	385	360	- 6.5%	5,425	4,370	- 19.4%
Median Sales Price*	\$702,000	\$746,350	+ 6.3%	\$730,000	\$720,000	- 1.4%
Average Sales Price*	\$847,470	\$909,429	+ 7.3%	\$866,811	\$847,772	- 2.2%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	101.9%	99.3%	- 2.6%
Days on Market Until Sale	38	37	- 2.6%	20	36	+ 80.0%
Inventory of Homes for Sale	1,247	1,017	- 18.4%	--	--	--
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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	82	111	+ 35.4%	1,101	1,100	- 0.1%
Sold Listings	82	96	+ 17.1%	920	922	+ 0.2%
Median Sales Price*	\$502,738	\$497,405	- 1.1%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$524,113	\$513,579	- 2.0%	\$504,468	\$513,379	+ 1.8%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	102.3%	99.2%	- 3.0%
Days on Market Until Sale	27	43	+ 59.3%	14	40	+ 185.7%
Inventory of Homes for Sale	202	201	- 0.5%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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

