

# Local Market Update for November 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.

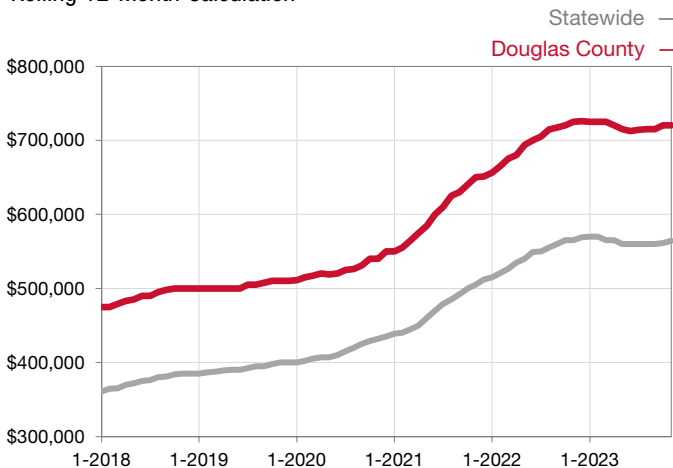
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	307	<b>292</b>	- 4.9%	7,174	<b>5,764</b>	- 19.7%
Sold Listings	367	<b>312</b>	- 15.0%	5,792	<b>4,684</b>	- 19.1%
Median Sales Price*	\$734,375	<b>\$725,000</b>	- 1.3%	\$730,000	<b>\$720,000</b>	- 1.4%
Average Sales Price*	\$892,004	<b>\$814,188</b>	- 8.7%	\$868,414	<b>\$845,534</b>	- 2.6%
Percent of List Price Received*	98.2%	<b>98.5%</b>	+ 0.3%	101.7%	<b>99.2%</b>	- 2.5%
Days on Market Until Sale	43	<b>43</b>	0.0%	22	<b>37</b>	+ 68.2%
Inventory of Homes for Sale	1,131	<b>882</b>	- 22.0%	--	--	--
Months Supply of Inventory	2.1	<b>2.1</b>	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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	55	<b>70</b>	+ 27.3%	1,156	<b>1,168</b>	+ 1.0%
Sold Listings	71	<b>76</b>	+ 7.0%	991	<b>998</b>	+ 0.7%
Median Sales Price*	\$493,251	<b>\$511,979</b>	+ 3.8%	\$490,000	<b>\$500,000</b>	+ 2.0%
Average Sales Price*	\$503,479	<b>\$522,066</b>	+ 3.7%	\$504,397	<b>\$514,041</b>	+ 1.9%
Percent of List Price Received*	98.8%	<b>98.3%</b>	- 0.5%	102.1%	<b>99.2%</b>	- 2.8%
Days on Market Until Sale	40	<b>45</b>	+ 12.5%	16	<b>40</b>	+ 150.0%
Inventory of Homes for Sale	186	<b>174</b>	- 6.5%	--	--	--
Months Supply of Inventory	2.0	<b>2.0</b>	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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

