

Local Market Update for January 2024

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.

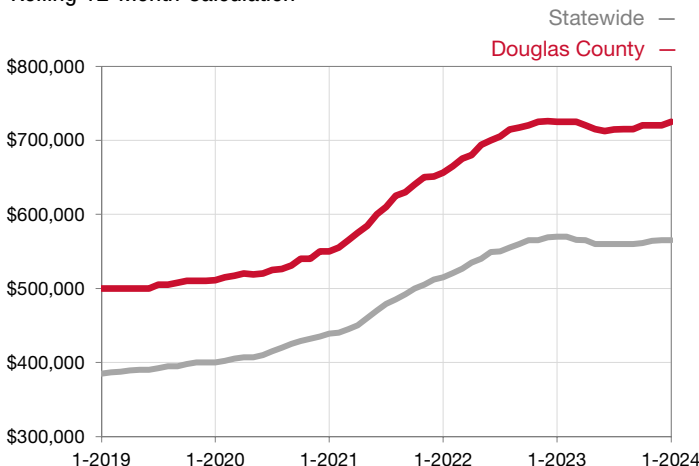
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	359	415	+ 15.6%	359	415	+ 15.6%
Sold Listings	259	278	+ 7.3%	259	278	+ 7.3%
Median Sales Price*	\$680,000	\$736,250	+ 8.3%	\$680,000	\$736,250	+ 8.3%
Average Sales Price*	\$776,702	\$863,371	+ 11.2%	\$776,702	\$863,371	+ 11.2%
Percent of List Price Received*	97.6%	98.4%	+ 0.8%	97.6%	98.4%	+ 0.8%
Days on Market Until Sale	57	63	+ 10.5%	57	63	+ 10.5%
Inventory of Homes for Sale	760	605	- 20.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	86	78	- 9.3%	86	78	- 9.3%
Sold Listings	53	67	+ 26.4%	53	67	+ 26.4%
Median Sales Price*	\$479,990	\$500,000	+ 4.2%	\$479,990	\$500,000	+ 4.2%
Average Sales Price*	\$474,387	\$481,175	+ 1.4%	\$474,387	\$481,175	+ 1.4%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	35	49	+ 40.0%	35	49	+ 40.0%
Inventory of Homes for Sale	159	117	- 26.4%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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

