

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	594	802	+ 35.0%	2,019	2,372	+ 17.5%
Sold Listings	480	474	- 1.3%	1,589	1,620	+ 2.0%
Median Sales Price*	\$715,000	\$750,000	+ 4.9%	\$700,000	\$725,000	+ 3.6%
Average Sales Price*	\$848,416	\$906,757	+ 6.9%	\$826,693	\$860,707	+ 4.1%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.1%	99.2%	+ 0.1%
Days on Market Until Sale	38	34	- 10.5%	47	47	0.0%
Inventory of Homes for Sale	790	925	+ 17.1%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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

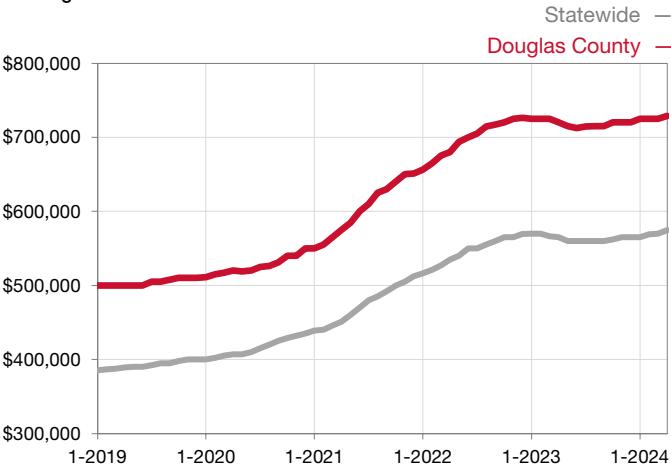
### Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	93	123	+ 32.3%	398	383	- 3.8%
Sold Listings	105	95	- 9.5%	350	308	- 12.0%
Median Sales Price*	\$506,720	\$499,950	- 1.3%	\$494,700	\$500,000	+ 1.1%
Average Sales Price*	\$516,245	\$507,192	- 1.8%	\$501,678	\$508,986	+ 1.5%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	99.1%	99.1%	0.0%
Days on Market Until Sale	36	43	+ 19.4%	46	48	+ 4.3%
Inventory of Homes for Sale	136	141	+ 3.7%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

