

Local Market Update for July 2024

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.

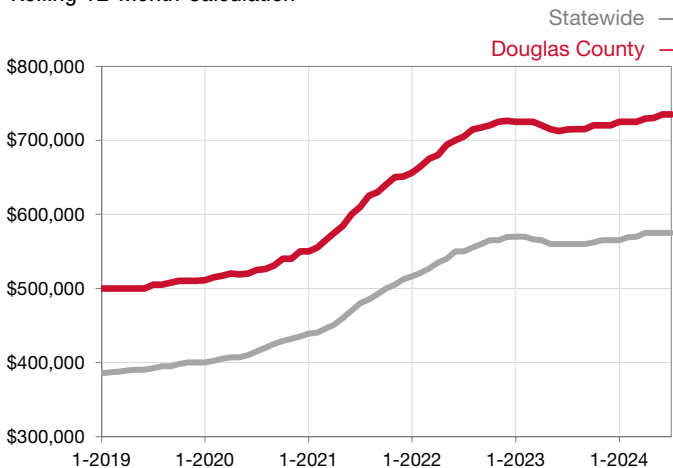
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	557	662	+ 18.9%	3,923	4,630	+ 18.0%
Sold Listings	497	476	- 4.2%	3,145	3,227	+ 2.6%
Median Sales Price*	\$740,000	\$749,000	+ 1.2%	\$715,000	\$739,998	+ 3.5%
Average Sales Price*	\$870,375	\$888,707	+ 2.1%	\$842,649	\$878,783	+ 4.3%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	28	32	+ 14.3%	37	39	+ 5.4%
Inventory of Homes for Sale	1,047	1,357	+ 29.6%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	118	114	- 3.4%	750	759	+ 1.2%
Sold Listings	82	71	- 13.4%	628	535	- 14.8%
Median Sales Price*	\$511,739	\$460,000	- 10.1%	\$499,990	\$489,990	- 2.0%
Average Sales Price*	\$540,316	\$479,455	- 11.3%	\$511,475	\$502,129	- 1.8%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	36	27	- 25.0%	42	41	- 2.4%
Inventory of Homes for Sale	167	231	+ 38.3%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

* 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

