

Local Market Update for August 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.

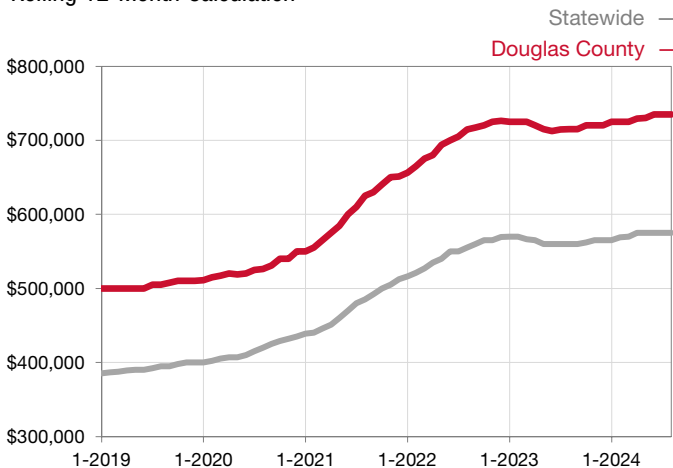
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	581	655	+ 12.7%	4,504	5,283	+ 17.3%
Sold Listings	471	476	+ 1.1%	3,616	3,712	+ 2.7%
Median Sales Price*	\$759,000	\$733,950	- 3.3%	\$716,334	\$738,500	+ 3.1%
Average Sales Price*	\$861,598	\$862,671	+ 0.1%	\$845,114	\$876,614	+ 3.7%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	30	41	+ 36.7%	36	39	+ 8.3%
Inventory of Homes for Sale	1,103	1,433	+ 29.9%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	108	99	- 8.3%	858	859	+ 0.1%
Sold Listings	117	63	- 46.2%	745	598	- 19.7%
Median Sales Price*	\$505,000	\$455,500	- 9.8%	\$499,990	\$480,000	- 4.0%
Average Sales Price*	\$516,438	\$493,367	- 4.5%	\$512,255	\$501,206	- 2.2%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	31	44	+ 41.9%	40	41	+ 2.5%
Inventory of Homes for Sale	186	227	+ 22.0%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

