

# Local Market Update for November 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.

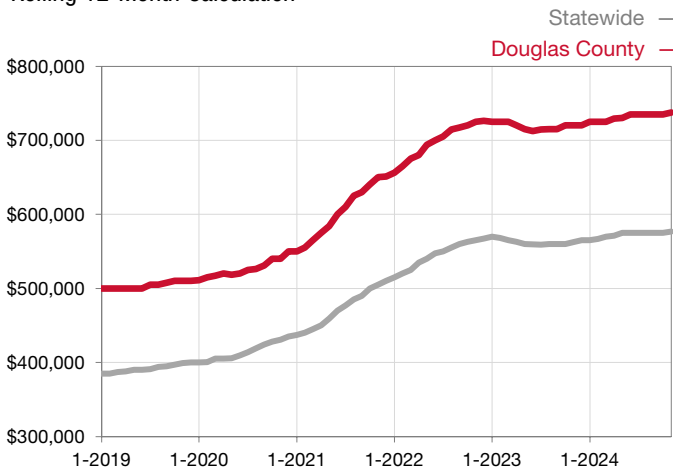
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	290	312	+ 7.6%	5,759	6,788	+ 17.9%
Sold Listings	315	379	+ 20.3%	4,691	4,977	+ 6.1%
Median Sales Price*	\$725,000	<b>\$742,500</b>	+ 2.4%	\$720,000	<b>\$739,990</b>	+ 2.8%
Average Sales Price*	\$813,133	<b>\$874,534</b>	+ 7.6%	\$845,350	<b>\$871,892</b>	+ 3.1%
Percent of List Price Received*	98.5%	<b>98.4%</b>	- 0.1%	99.2%	<b>99.0%</b>	- 0.2%
Days on Market Until Sale	43	51	+ 18.6%	37	42	+ 13.5%
Inventory of Homes for Sale	1,105	1,204	+ 9.0%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--

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

Townhouse/Condo	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	70	42	- 40.0%	1,168	1,098	- 6.0%
Sold Listings	77	54	- 29.9%	999	793	- 20.6%
Median Sales Price*	\$509,990	<b>\$498,000</b>	- 2.4%	\$500,000	<b>\$479,000</b>	- 4.2%
Average Sales Price*	\$520,998	<b>\$510,234</b>	- 2.1%	\$513,951	<b>\$501,243</b>	- 2.5%
Percent of List Price Received*	98.4%	<b>97.6%</b>	- 0.8%	99.2%	<b>99.0%</b>	- 0.2%
Days on Market Until Sale	44	45	+ 2.3%	40	43	+ 7.5%
Inventory of Homes for Sale	210	181	- 13.8%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

\* 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

