

Local Market Update for December 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.

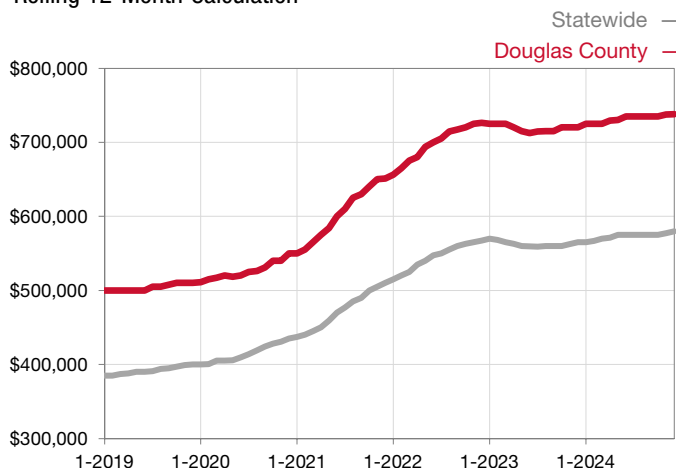
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	189	221	+ 16.9%	5,948	7,007	+ 17.8%
Sold Listings	310	426	+ 37.4%	5,001	5,405	+ 8.1%
Median Sales Price*	\$707,995	\$720,000	+ 1.7%	\$720,000	\$738,000	+ 2.5%
Average Sales Price*	\$858,679	\$840,604	- 2.1%	\$846,176	\$869,396	+ 2.7%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	55	67	+ 21.8%	38	44	+ 15.8%
Inventory of Homes for Sale	834	899	+ 7.8%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	37	50	+ 35.1%	1,205	1,148	- 4.7%
Sold Listings	77	63	- 18.2%	1,076	856	- 20.4%
Median Sales Price*	\$496,950	\$455,000	- 8.4%	\$500,000	\$475,700	- 4.9%
Average Sales Price*	\$502,369	\$478,639	- 4.7%	\$513,122	\$499,580	- 2.6%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	99.1%	98.9%	- 0.2%
Days on Market Until Sale	49	60	+ 22.4%	41	44	+ 7.3%
Inventory of Homes for Sale	156	152	- 2.6%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

