

# Local Market Update for January 2025

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.

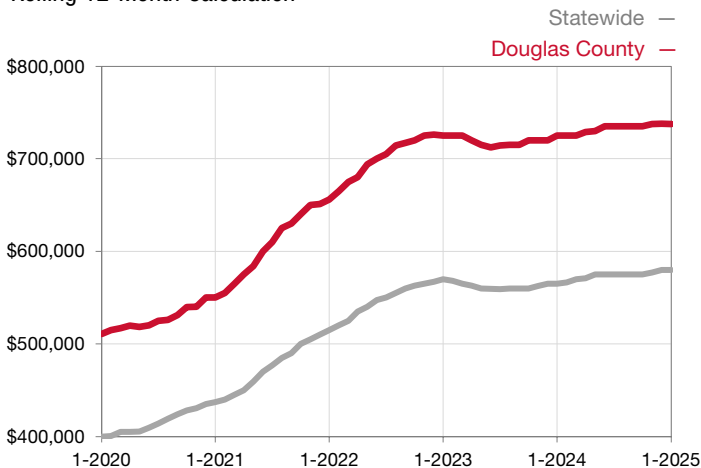
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	416	514	+ 23.6%	416	514	+ 23.6%
Sold Listings	279	328	+ 17.6%	279	328	+ 17.6%
Median Sales Price*	\$735,000	\$731,245	- 0.5%	\$735,000	\$731,245	- 0.5%
Average Sales Price*	\$862,499	\$910,362	+ 5.5%	\$862,499	\$910,362	+ 5.5%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	62	74	+ 19.4%	62	74	+ 19.4%
Inventory of Homes for Sale	788	939	+ 19.2%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	77	101	+ 31.2%	77	101	+ 31.2%
Sold Listings	67	43	- 35.8%	67	43	- 35.8%
Median Sales Price*	\$500,000	\$455,990	- 8.8%	\$500,000	\$455,990	- 8.8%
Average Sales Price*	\$481,175	\$473,494	- 1.6%	\$481,175	\$473,494	- 1.6%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.6%	98.2%	- 0.4%
Days on Market Until Sale	49	53	+ 8.2%	49	53	+ 8.2%
Inventory of Homes for Sale	149	177	+ 18.8%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

\* 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

