

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	513	572	+ 11.5%	513	572	+ 11.5%
Sold Listings	333	267	- 19.8%	333	267	- 19.8%
Median Sales Price*	\$732,500	\$710,000	- 3.1%	\$732,500	\$710,000	- 3.1%
Average Sales Price*	\$909,605	\$847,809	- 6.8%	\$909,605	\$847,809	- 6.8%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	74	86	+ 16.2%	74	86	+ 16.2%
Inventory of Homes for Sale	1,102	958	- 13.1%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

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

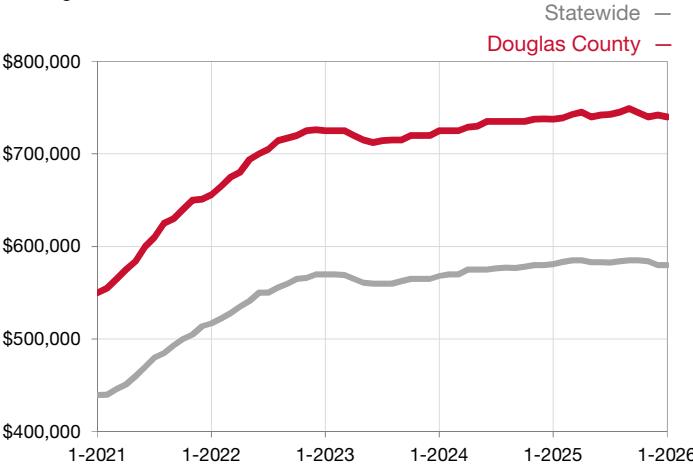
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	102	99	- 2.9%	102	99	- 2.9%
Sold Listings	44	39	- 11.4%	44	39	- 11.4%
Median Sales Price*	\$452,990	\$475,000	+ 4.9%	\$452,990	\$475,000	+ 4.9%
Average Sales Price*	\$471,483	\$484,940	+ 2.9%	\$471,483	\$484,940	+ 2.9%
Percent of List Price Received*	98.2%	97.2%	- 1.0%	98.2%	97.2%	- 1.0%
Days on Market Until Sale	52	78	+ 50.0%	52	78	+ 50.0%
Inventory of Homes for Sale	217	202	- 6.9%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

* 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

