

# Local Market Update for February 2026

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.

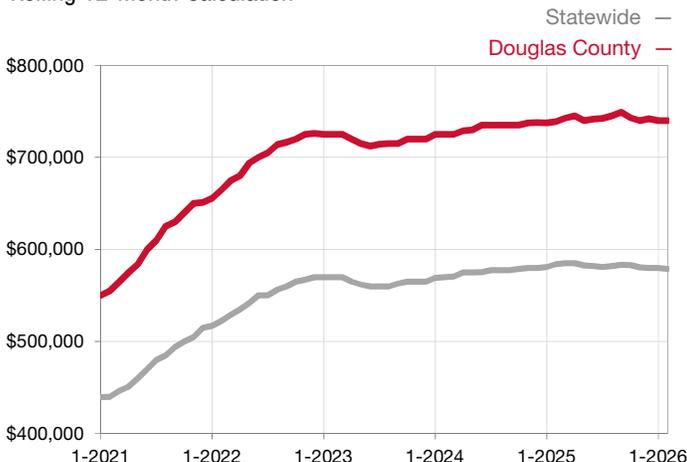
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	631	652	+ 3.3%	1,144	1,226	+ 7.2%
Sold Listings	363	405	+ 11.6%	696	676	- 2.9%
Median Sales Price*	\$719,000	\$700,000	- 2.6%	\$725,000	\$701,250	- 3.3%
Average Sales Price*	\$851,797	\$860,957	+ 1.1%	\$879,455	\$854,686	- 2.8%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	66	67	+ 1.5%	70	75	+ 7.1%
Inventory of Homes for Sale	1,177	1,084	- 7.9%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

\* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	104	134	+ 28.8%	206	232	+ 12.6%
Sold Listings	59	51	- 13.6%	103	90	- 12.6%
Median Sales Price*	\$475,000	\$499,000	+ 5.1%	\$462,990	\$488,450	+ 5.5%
Average Sales Price*	\$489,537	\$485,207	- 0.9%	\$481,825	\$485,091	+ 0.7%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.3%	97.8%	- 0.5%
Days on Market Until Sale	55	56	+ 1.8%	54	65	+ 20.4%
Inventory of Homes for Sale	255	248	- 2.7%	--	--	--
Months Supply of Inventory	3.7	4.0	+ 8.1%	--	--	--

\* 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

