

Local Market Update for September 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.

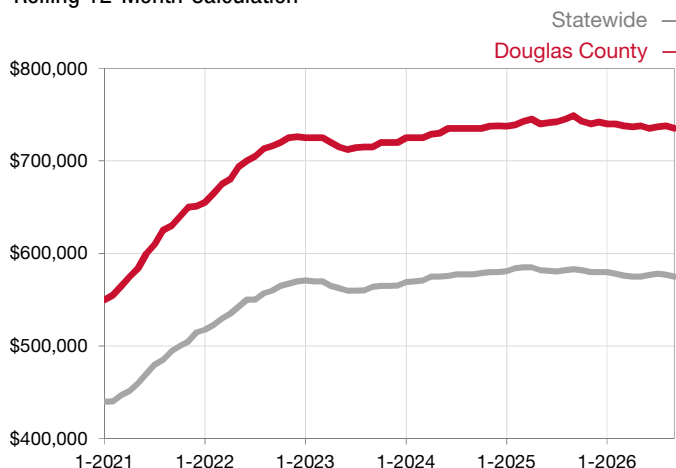
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	665	595	- 10.5%	6,784	6,428	- 5.2%
Sold Listings	518	387	- 25.3%	4,574	4,258	- 6.9%
Median Sales Price*	\$750,000	\$735,000	- 2.0%	\$750,000	\$739,995	- 1.3%
Average Sales Price*	\$918,857	\$883,842	- 3.8%	\$888,886	\$887,974	- 0.1%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.8%	98.8%	0.0%
Days on Market Until Sale	54	55	+ 1.9%	48	50	+ 4.2%
Inventory of Homes for Sale	1,901	1,639	- 13.8%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	110	84	- 23.6%	973	1,075	+ 10.5%
Sold Listings	65	72	+ 10.8%	621	624	+ 0.5%
Median Sales Price*	\$474,900	\$450,000	- 5.2%	\$460,800	\$459,950	- 0.2%
Average Sales Price*	\$486,424	\$470,639	- 3.2%	\$480,302	\$478,707	- 0.3%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	64	65	+ 1.6%	54	55	+ 1.9%
Inventory of Homes for Sale	285	317	+ 11.2%	--	--	--
Months Supply of Inventory	4.3	5.0	+ 16.3%	--	--	--

* 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

