Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	539	**500**	- 7.2%	7,323	**6,929**	- 5.4%
Sold Listings	501	**377**	- 24.8%	5,075	**4,637**	- 8.6%
Median Sales Price*	$726,995	**$707,000**	- 2.8%	$745,000	**$737,152**	- 1.1%
Average Sales Price*	$881,662	**$849,673**	- 3.6%	$888,173	**$885,019**	- 0.4%
Percent of List Price Received*	98.4%	**98.6%**	+ 0.2%	98.8%	**98.8%**	0.0%
Days on Market Until Sale	59	**54**	- 8.5%	49	**50**	+ 2.0%
Inventory of Homes for Sale	1,825	**1,608**	- 11.9%	--	**--**	--
Months Supply of Inventory	3.7	**3.6**	- 2.7%	--	**--**	--

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

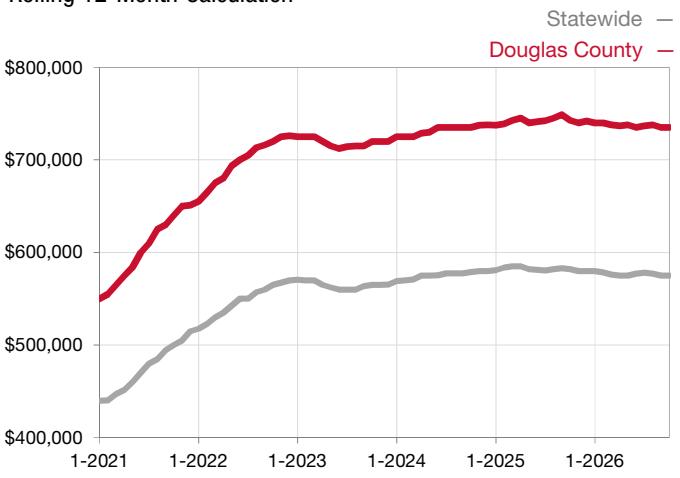
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	98	**87**	- 11.2%	1,071	**1,162**	+ 8.5%
Sold Listings	57	**43**	- 24.6%	678	**666**	- 1.8%
Median Sales Price*	$465,000	**$429,595**	- 7.6%	$461,895	**$455,000**	- 1.5%
Average Sales Price*	$491,360	**$443,774**	- 9.7%	$481,231	**$476,427**	- 1.0%
Percent of List Price Received*	98.3%	**99.0%**	+ 0.7%	98.6%	**98.5%**	- 0.1%
Days on Market Until Sale	70	**64**	- 8.6%	55	**56**	+ 1.8%
Inventory of Homes for Sale	291	**319**	+ 9.6%	--	**--**	--
Months Supply of Inventory	4.4	**5.1**	+ 15.9%	--	**--**	--

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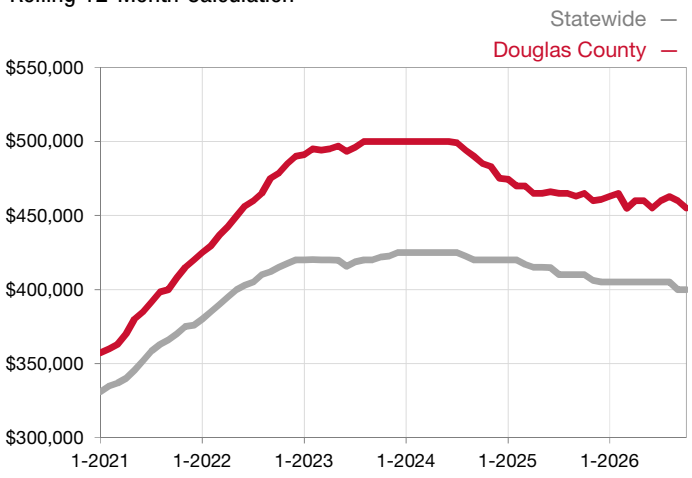
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.