

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

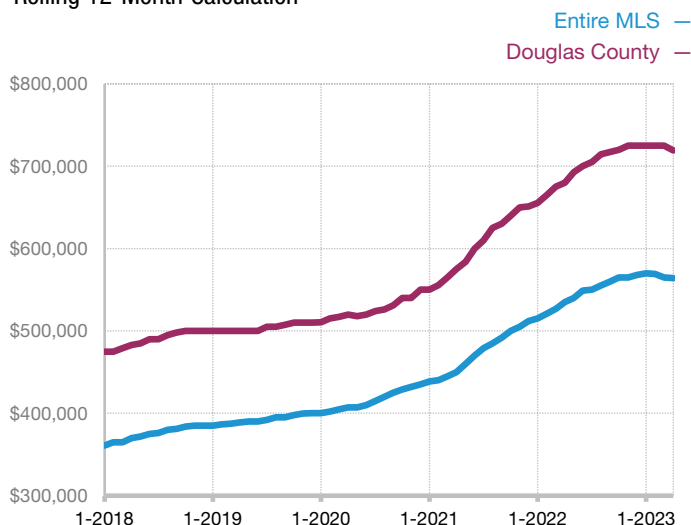
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	649	633	- 2.5%	--	--	--
Under Contract	652	579	- 11.2%	2,171	1,920	- 11.6%
New Listings	904	592	- 34.5%	2,567	2,010	- 21.7%
Sold Listings	590	467	- 20.8%	1,915	1,563	- 18.4%
Days on Market Until Sale	12	37	+ 208.3%	17	47	+ 176.5%
Median Sales Price*	\$772,250	\$712,500	- 7.7%	\$730,000	\$700,000	- 4.1%
Average Sales Price*	\$923,890	\$848,129	- 8.2%	\$869,661	\$826,347	- 5.0%
Percent of List Price Received*	106.0%	99.7%	- 5.9%	104.6%	99.1%	- 5.3%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	77	113	+ 46.8%	--	--	--
Under Contract	101	111	+ 9.9%	356	401	+ 12.6%
New Listings	122	94	- 23.0%	396	398	+ 0.5%
Sold Listings	92	105	+ 14.1%	338	350	+ 3.6%
Days on Market Until Sale	7	36	+ 414.3%	11	46	+ 318.2%
Median Sales Price*	\$488,500	\$506,720	+ 3.7%	\$480,745	\$494,700	+ 2.9%
Average Sales Price*	\$496,941	\$516,245	+ 3.9%	\$499,305	\$501,678	+ 0.5%
Percent of List Price Received*	105.1%	99.5%	- 5.3%	104.4%	99.1%	- 5.1%

* 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

