

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

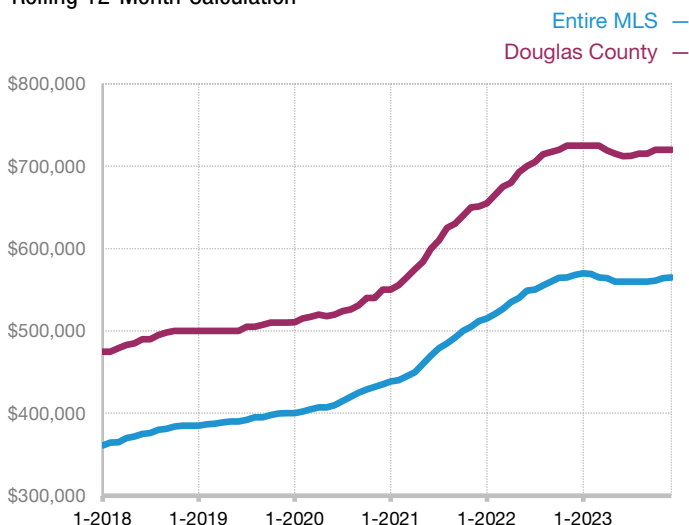
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	867	611	- 29.5%	--	--	--
Under Contract	265	332	+ 25.3%	5,831	5,029	- 13.8%
New Listings	182	184	+ 1.1%	7,282	5,914	- 18.8%
Sold Listings	353	305	- 13.6%	6,012	4,968	- 17.4%
Days on Market Until Sale	50	56	+ 12.0%	23	38	+ 65.2%
Median Sales Price*	\$700,000	\$701,000	+ 0.1%	\$725,000	\$720,000	- 0.7%
Average Sales Price*	\$794,001	\$848,687	+ 6.9%	\$859,755	\$845,525	- 1.7%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	101.5%	99.2%	- 2.3%

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	158	125	- 20.9%	--	--	--
Under Contract	66	80	+ 21.2%	1,005	1,090	+ 8.5%
New Listings	69	37	- 46.4%	1,224	1,203	- 1.7%
Sold Listings	69	77	+ 11.6%	1,043	1,074	+ 3.0%
Days on Market Until Sale	64	49	- 23.4%	19	41	+ 115.8%
Median Sales Price*	\$500,000	\$496,950	- 0.6%	\$490,000	\$499,995	+ 2.0%
Average Sales Price*	\$501,837	\$502,369	+ 0.1%	\$503,994	\$512,905	+ 1.8%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	101.9%	99.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

