

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

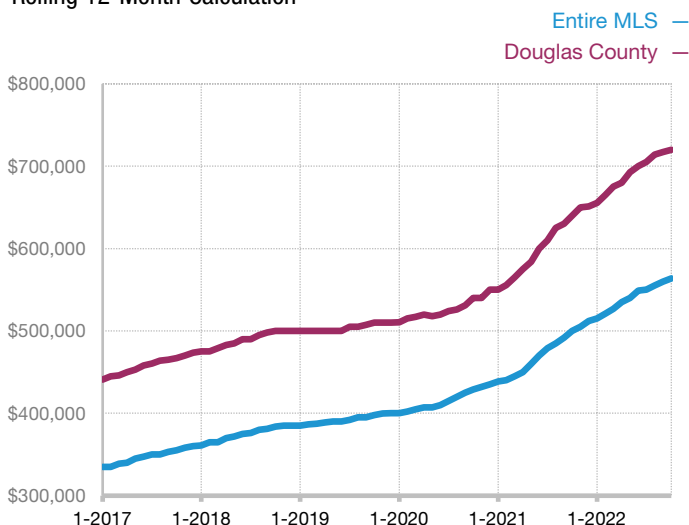
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	573	978	+ 70.7%	--	--	--
Under Contract	629	401	- 36.2%	6,630	5,329	- 19.6%
New Listings	578	442	- 23.5%	7,109	6,802	- 4.3%
Sold Listings	598	364	- 39.1%	6,234	5,286	- 15.2%
Days on Market Until Sale	13	36	+ 176.9%	13	20	+ 53.8%
Median Sales Price*	\$675,000	\$697,000	+ 3.3%	\$650,000	\$730,000	+ 12.3%
Average Sales Price*	\$771,892	\$829,811	+ 7.5%	\$765,012	\$863,182	+ 12.8%
Percent of List Price Received*	101.9%	98.2%	- 3.6%	103.4%	101.9%	- 1.5%

\* 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	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	77	160	+ 107.8%	--	--	--
Under Contract	116	67	- 42.2%	1,173	888	- 24.3%
New Listings	125	82	- 34.4%	1,209	1,096	- 9.3%
Sold Listings	102	79	- 22.5%	1,161	899	- 22.6%
Days on Market Until Sale	12	27	+ 125.0%	15	14	- 6.7%
Median Sales Price*	\$456,375	\$500,000	+ 9.6%	\$420,000	\$487,000	+ 16.0%
Average Sales Price*	\$456,530	\$526,016	+ 15.2%	\$430,230	\$503,793	+ 17.1%
Percent of List Price Received*	102.3%	98.9%	- 3.3%	102.7%	102.3%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

