

# Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

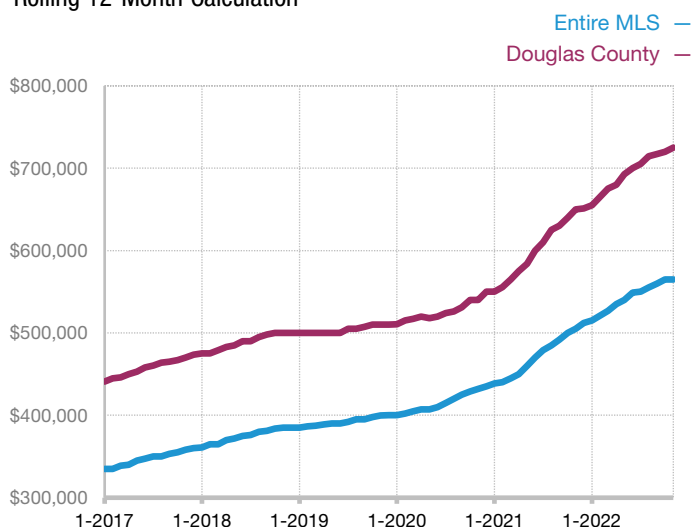
Single Family	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	468	839	+ 79.3%	--	--	--
Under Contract	513	337	- 34.3%	7,142	5,627	- 21.2%
New Listings	449	305	- 32.1%	7,558	7,104	- 6.0%
Sold Listings	578	356	- 38.4%	6,811	5,651	- 17.0%
Days on Market Until Sale	15	43	+ 186.7%	13	21	+ 61.5%
Median Sales Price*	\$675,000	\$725,000	+ 7.4%	\$650,000	\$727,500	+ 11.9%
Average Sales Price*	\$767,345	\$875,498	+ 14.1%	\$765,223	\$863,724	+ 12.9%
Percent of List Price Received*	101.4%	98.2%	- 3.2%	103.2%	101.7%	- 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	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	61	148	+ 142.6%	--	--	--
Under Contract	102	61	- 40.2%	1,274	942	- 26.1%
New Listings	92	54	- 41.3%	1,301	1,151	- 11.5%
Sold Listings	112	73	- 34.8%	1,273	973	- 23.6%
Days on Market Until Sale	10	39	+ 290.0%	14	16	+ 14.3%
Median Sales Price*	\$431,386	\$497,000	+ 15.2%	\$420,000	\$490,000	+ 16.7%
Average Sales Price*	\$452,644	\$505,713	+ 11.7%	\$432,202	\$504,018	+ 16.6%
Percent of List Price Received*	101.8%	98.9%	- 2.8%	102.6%	102.1%	- 0.5%

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

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



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

