

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

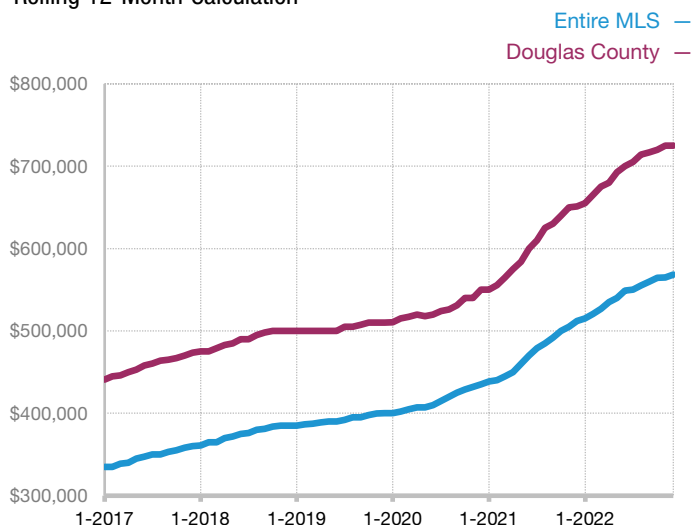
Single Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	333	650	+ 95.2%	--	--	--
Under Contract	367	284	- 22.6%	7,509	5,876	- 21.7%
New Listings	279	184	- 34.1%	7,837	7,286	- 7.0%
Sold Listings	554	353	- 36.3%	7,365	6,011	- 18.4%
Days on Market Until Sale	22	50	+ 127.3%	14	23	+ 64.3%
Median Sales Price*	\$685,000	\$700,000	+ 2.2%	\$651,000	\$725,000	+ 11.4%
Average Sales Price*	\$853,392	\$786,055	- 7.9%	\$771,856	\$859,193	+ 11.3%
Percent of List Price Received*	101.7%	98.2%	- 3.4%	103.1%	101.5%	- 1.6%

\* 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	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	45	129	+ 186.7%	--	--	--
Under Contract	74	65	- 12.2%	1,348	1,004	- 25.5%
New Listings	61	67	+ 9.8%	1,362	1,218	- 10.6%
Sold Listings	106	68	- 35.8%	1,379	1,039	- 24.7%
Days on Market Until Sale	11	65	+ 490.9%	14	19	+ 35.7%
Median Sales Price*	\$425,500	\$509,908	+ 19.8%	\$420,000	\$490,000	+ 16.7%
Average Sales Price*	\$454,546	\$503,114	+ 10.7%	\$433,919	\$503,803	+ 16.1%
Percent of List Price Received*	101.4%	98.9%	- 2.5%	102.5%	101.9%	- 0.6%

\* 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

