

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

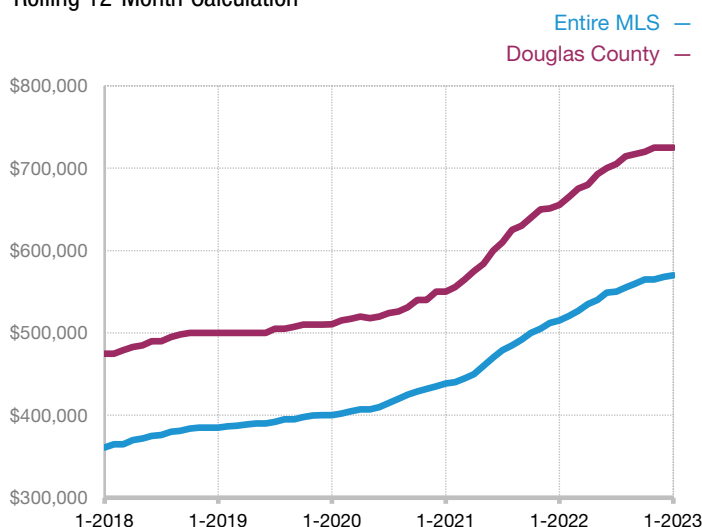
| Single Family                   | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 01-2022 | Thru 01-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 303       | 569       | + 87.8%                           | --           | --           | --                                |
| Under Contract                  | 464       | 424       | - 8.6%                            | 464          | 424          | - 8.6%                            |
| New Listings                    | 450       | 359       | - 20.2%                           | 450          | 359          | - 20.2%                           |
| Sold Listings                   | 311       | 255       | - 18.0%                           | 311          | 255          | - 18.0%                           |
| Days on Market Until Sale       | 25        | 57        | + 128.0%                          | 25           | 57           | + 128.0%                          |
| Median Sales Price*             | \$693,850 | \$685,000 | - 1.3%                            | \$693,850    | \$685,000    | - 1.3%                            |
| Average Sales Price*            | \$826,325 | \$780,676 | - 5.5%                            | \$826,325    | \$780,676    | - 5.5%                            |
| Percent of List Price Received* | 101.4%    | 97.6%     | - 3.7%                            | 101.4%       | 97.6%        | - 3.7%                            |

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

| Townhouse/Condo                 | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 01-2022 | Thru 01-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 34        | 125       | + 267.6%                          | --           | --           | --                                |
| Under Contract                  | 84        | 82        | - 2.4%                            | 84           | 82           | - 2.4%                            |
| New Listings                    | 79        | 85        | + 7.6%                            | 79           | 85           | + 7.6%                            |
| Sold Listings                   | 72        | 53        | - 26.4%                           | 72           | 53           | - 26.4%                           |
| Days on Market Until Sale       | 13        | 35        | + 169.2%                          | 13           | 35           | + 169.2%                          |
| Median Sales Price*             | \$465,663 | \$479,990 | + 3.1%                            | \$465,663    | \$479,990    | + 3.1%                            |
| Average Sales Price*            | \$486,355 | \$474,387 | - 2.5%                            | \$486,355    | \$474,387    | - 2.5%                            |
| Percent of List Price Received* | 101.8%    | 98.5%     | - 3.2%                            | 101.8%       | 98.5%        | - 3.2%                            |

\* 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

