

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

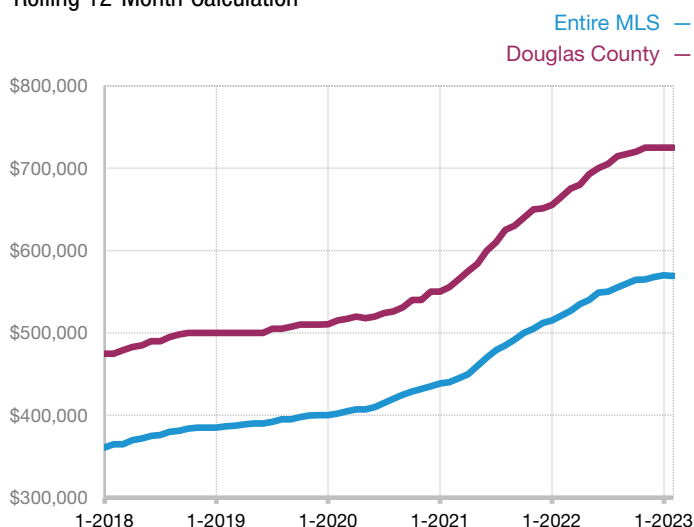
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	272	540	+ 98.5%	--	--	--
Under Contract	484	442	- 8.7%	948	846	- 10.8%
New Listings	472	420	- 11.0%	922	779	- 15.5%
Sold Listings	423	332	- 21.5%	734	589	- 19.8%
Days on Market Until Sale	18	54	+ 200.0%	21	55	+ 161.9%
Median Sales Price*	\$710,000	\$686,810	- 3.3%	\$700,000	\$685,000	- 2.1%
Average Sales Price*	\$822,768	\$821,708	- 0.1%	\$824,275	\$803,417	- 2.5%
Percent of List Price Received*	103.8%	98.8%	- 4.8%	102.8%	98.3%	- 4.4%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	34	126	+ 270.6%	--	--	--
Under Contract	93	96	+ 3.2%	177	174	- 1.7%
New Listings	94	92	- 2.1%	173	177	+ 2.3%
Sold Listings	73	86	+ 17.8%	145	139	- 4.1%
Days on Market Until Sale	17	59	+ 247.1%	15	50	+ 233.3%
Median Sales Price*	\$457,460	\$498,950	+ 9.1%	\$457,910	\$490,000	+ 7.0%
Average Sales Price*	\$491,546	\$495,211	+ 0.7%	\$488,968	\$487,271	- 0.3%
Percent of List Price Received*	104.1%	99.0%	- 4.9%	103.0%	98.8%	- 4.1%

* 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

