

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

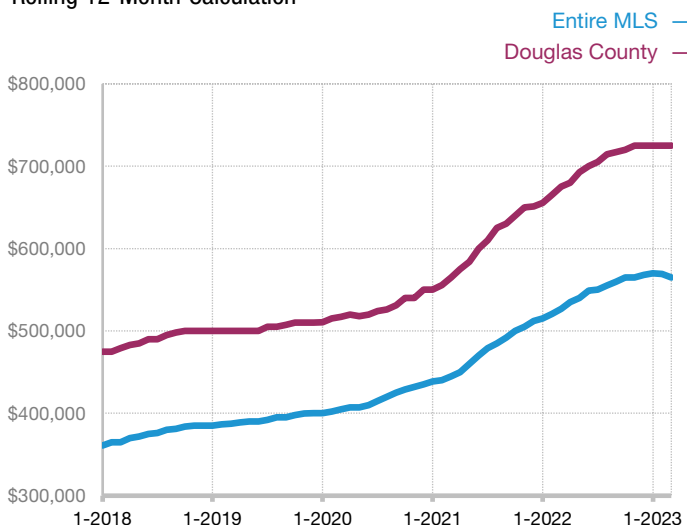
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	423	635	+ 50.1%	--	--	--
Under Contract	571	547	- 4.2%	1,519	1,369	- 9.9%
New Listings	741	641	- 13.5%	1,663	1,419	- 14.7%
Sold Listings	591	499	- 15.6%	1,325	1,095	- 17.4%
Days on Market Until Sale	17	45	+ 164.7%	19	51	+ 168.4%
Median Sales Price*	\$730,000	\$702,500	- 3.8%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$871,891	\$833,709	- 4.4%	\$845,514	\$817,396	- 3.3%
Percent of List Price Received*	105.4%	99.4%	- 5.7%	104.0%	98.8%	- 5.0%

* 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	57	130	+ 128.1%	--	--	--
Under Contract	78	128	+ 64.1%	255	298	+ 16.9%
New Listings	101	126	+ 24.8%	274	304	+ 10.9%
Sold Listings	101	106	+ 5.0%	246	245	- 0.4%
Days on Market Until Sale	9	52	+ 477.8%	12	51	+ 325.0%
Median Sales Price*	\$508,000	\$492,495	- 3.1%	\$476,950	\$490,990	+ 2.9%
Average Sales Price*	\$516,296	\$506,255	- 1.9%	\$500,188	\$495,436	- 1.0%
Percent of List Price Received*	105.9%	99.2%	- 6.3%	104.2%	99.0%	- 5.0%

* 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

