

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

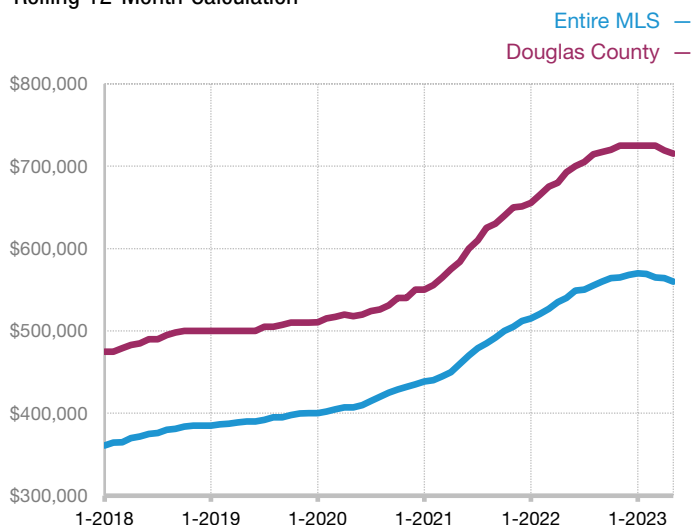
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	789	724	- 8.2%	--	--	--
Under Contract	691	490	- 29.1%	2,862	2,383	- 16.7%
New Listings	861	624	- 27.5%	3,428	2,635	- 23.1%
Sold Listings	683	516	- 24.5%	2,598	2,092	- 19.5%
Days on Market Until Sale	12	26	+ 116.7%	15	42	+ 180.0%
Median Sales Price*	\$760,000	\$725,000	- 4.6%	\$741,864	\$705,750	- 4.9%
Average Sales Price*	\$889,114	\$837,586	- 5.8%	\$874,775	\$829,045	- 5.2%
Percent of List Price Received*	103.8%	100.1%	- 3.6%	104.4%	99.3%	- 4.9%

\* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	92	126	+ 37.0%	--	--	--
Under Contract	109	92	- 15.6%	465	487	+ 4.7%
New Listings	129	109	- 15.5%	525	506	- 3.6%
Sold Listings	94	106	+ 12.8%	432	456	+ 5.6%
Days on Market Until Sale	8	40	+ 400.0%	10	45	+ 350.0%
Median Sales Price*	\$511,000	\$516,430	+ 1.1%	\$485,000	\$500,000	+ 3.1%
Average Sales Price*	\$531,934	\$529,185	- 0.5%	\$506,404	\$508,073	+ 0.3%
Percent of List Price Received*	105.1%	99.7%	- 5.1%	104.6%	99.2%	- 5.2%

\* 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

