

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

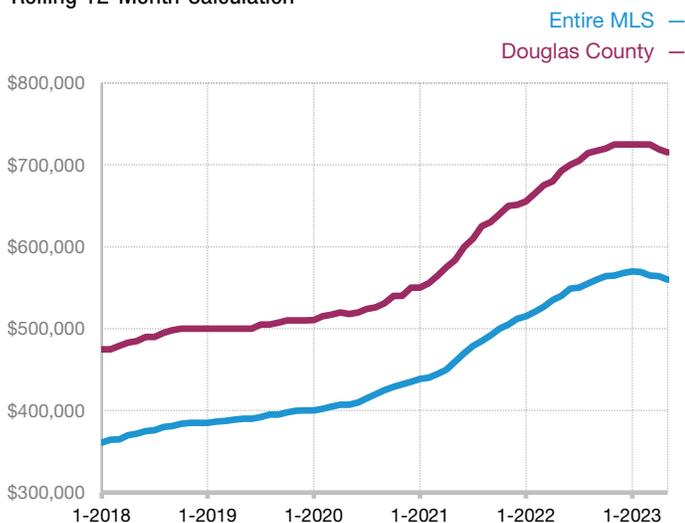
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	789	<b>724</b>	- 8.2%	--	--	--
Under Contract	691	<b>490</b>	- 29.1%	2,862	<b>2,383</b>	- 16.7%
New Listings	861	<b>624</b>	- 27.5%	3,428	<b>2,635</b>	- 23.1%
Sold Listings	683	<b>516</b>	- 24.5%	2,598	<b>2,092</b>	- 19.5%
Days on Market Until Sale	12	<b>26</b>	+ 116.7%	15	<b>42</b>	+ 180.0%
Median Sales Price*	\$760,000	<b>\$725,000</b>	- 4.6%	\$741,864	<b>\$705,750</b>	- 4.9%
Average Sales Price*	\$889,114	<b>\$837,586</b>	- 5.8%	\$874,775	<b>\$829,045</b>	- 5.2%
Percent of List Price Received*	103.8%	<b>100.1%</b>	- 3.6%	104.4%	<b>99.3%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	92	<b>126</b>	+ 37.0%	--	--	--
Under Contract	109	<b>92</b>	- 15.6%	465	<b>487</b>	+ 4.7%
New Listings	129	<b>109</b>	- 15.5%	525	<b>506</b>	- 3.6%
Sold Listings	94	<b>106</b>	+ 12.8%	432	<b>456</b>	+ 5.6%
Days on Market Until Sale	8	<b>40</b>	+ 400.0%	10	<b>45</b>	+ 350.0%
Median Sales Price*	\$511,000	<b>\$516,430</b>	+ 1.1%	\$485,000	<b>\$500,000</b>	+ 3.1%
Average Sales Price*	\$531,934	<b>\$529,185</b>	- 0.5%	\$506,404	<b>\$508,073</b>	+ 0.3%
Percent of List Price Received*	105.1%	<b>99.7%</b>	- 5.1%	104.6%	<b>99.2%</b>	- 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

