

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

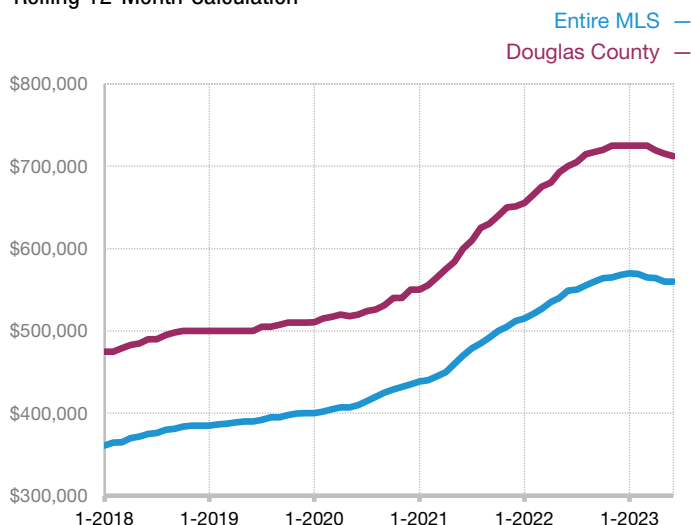
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	1,166	825	- 29.2%	--	--	--
Under Contract	542	556	+ 2.6%	3,404	2,904	- 14.7%
New Listings	986	717	- 27.3%	4,414	3,351	- 24.1%
Sold Listings	669	531	- 20.6%	3,267	2,624	- 19.7%
Days on Market Until Sale	16	28	+ 75.0%	15	39	+ 160.0%
Median Sales Price*	\$730,000	\$725,000	- 0.7%	\$737,500	\$710,000	- 3.7%
Average Sales Price*	\$850,617	\$870,810	+ 2.4%	\$869,828	\$837,405	- 3.7%
Percent of List Price Received*	101.4%	99.6%	- 1.8%	103.8%	99.4%	- 4.2%

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

Townhouse/Condo	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	158	139	- 12.0%	--	--	--
Under Contract	93	109	+ 17.2%	558	592	+ 6.1%
New Listings	162	123	- 24.1%	687	629	- 8.4%
Sold Listings	123	89	- 27.6%	555	546	- 1.6%
Days on Market Until Sale	11	34	+ 209.1%	10	43	+ 330.0%
Median Sales Price*	\$513,711	\$464,990	- 9.5%	\$492,000	\$498,950	+ 1.4%
Average Sales Price*	\$520,567	\$500,489	- 3.9%	\$509,543	\$507,144	- 0.5%
Percent of List Price Received*	102.1%	98.6%	- 3.4%	104.0%	99.2%	- 4.6%

\* 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

