

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

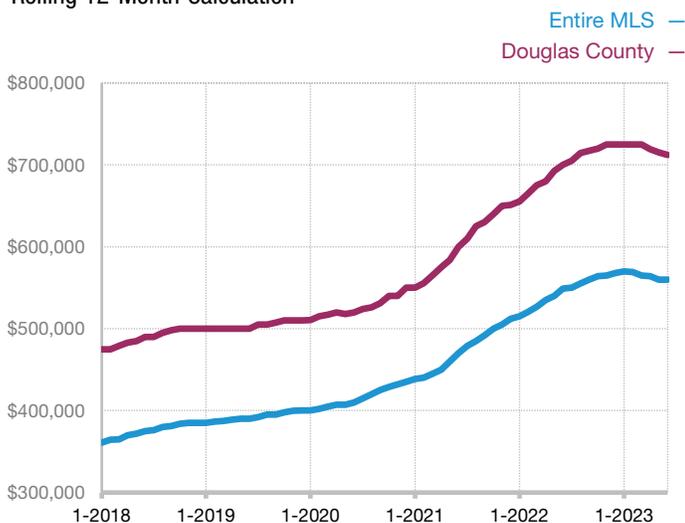
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,166	<b>825</b>	- 29.2%	--	--	--
Under Contract	542	<b>556</b>	+ 2.6%	3,404	<b>2,904</b>	- 14.7%
New Listings	986	<b>717</b>	- 27.3%	4,414	<b>3,351</b>	- 24.1%
Sold Listings	669	<b>531</b>	- 20.6%	3,267	<b>2,624</b>	- 19.7%
Days on Market Until Sale	16	<b>28</b>	+ 75.0%	15	<b>39</b>	+ 160.0%
Median Sales Price*	\$730,000	<b>\$725,000</b>	- 0.7%	\$737,500	<b>\$710,000</b>	- 3.7%
Average Sales Price*	\$850,617	<b>\$870,810</b>	+ 2.4%	\$869,828	<b>\$837,405</b>	- 3.7%
Percent of List Price Received*	101.4%	<b>99.6%</b>	- 1.8%	103.8%	<b>99.4%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	158	<b>139</b>	- 12.0%	--	--	--
Under Contract	93	<b>109</b>	+ 17.2%	558	<b>592</b>	+ 6.1%
New Listings	162	<b>123</b>	- 24.1%	687	<b>629</b>	- 8.4%
Sold Listings	123	<b>89</b>	- 27.6%	555	<b>546</b>	- 1.6%
Days on Market Until Sale	11	<b>34</b>	+ 209.1%	10	<b>43</b>	+ 330.0%
Median Sales Price*	\$513,711	<b>\$464,990</b>	- 9.5%	\$492,000	<b>\$498,950</b>	+ 1.4%
Average Sales Price*	\$520,567	<b>\$500,489</b>	- 3.9%	\$509,543	<b>\$507,144</b>	- 0.5%
Percent of List Price Received*	102.1%	<b>98.6%</b>	- 3.4%	104.0%	<b>99.2%</b>	- 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

