

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

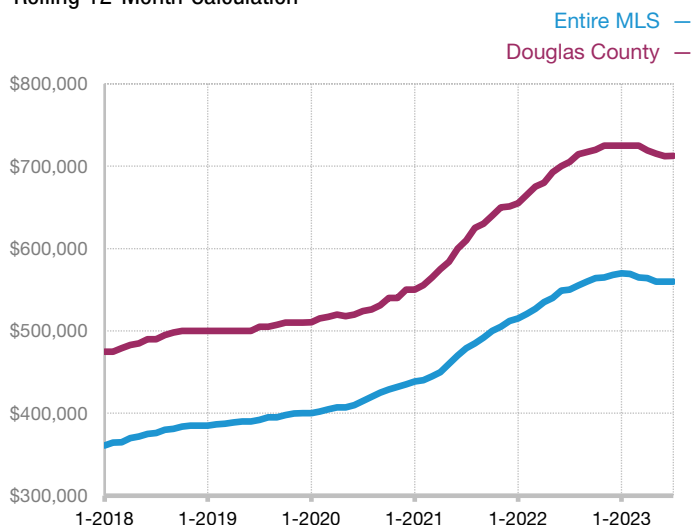
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,281	854	- 33.3%	--	--	--
Under Contract	520	469	- 9.8%	3,924	3,342	- 14.8%
New Listings	757	554	- 26.8%	5,171	3,908	- 24.4%
Sold Listings	548	493	- 10.0%	3,815	3,124	- 18.1%
Days on Market Until Sale	16	28	+ 75.0%	16	37	+ 131.3%
Median Sales Price*	\$730,000	\$740,000	+ 1.4%	\$735,000	\$714,995	- 2.7%
Average Sales Price*	\$874,186	\$871,031	- 0.4%	\$870,454	\$842,635	- 3.2%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	103.3%	99.4%	- 3.8%

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	183	137	- 25.1%	--	--	--
Under Contract	86	115	+ 33.7%	644	702	+ 9.0%
New Listings	119	118	- 0.8%	806	748	- 7.2%
Sold Listings	81	81	0.0%	636	627	- 1.4%
Days on Market Until Sale	10	36	+ 260.0%	10	42	+ 320.0%
Median Sales Price*	\$440,000	\$513,478	+ 16.7%	\$486,875	\$499,990	+ 2.7%
Average Sales Price*	\$470,231	\$542,480	+ 15.4%	\$504,536	\$511,709	+ 1.4%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	103.6%	99.2%	- 4.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

