

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

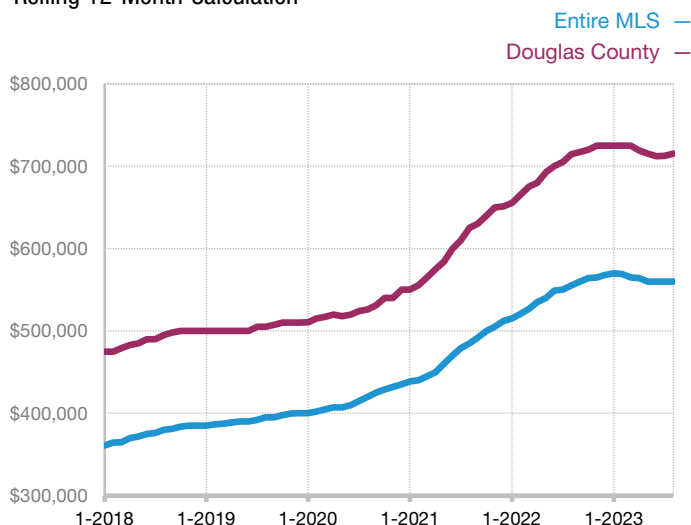
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,192	920	- 22.8%	--	--	--
Under Contract	564	464	- 17.7%	4,488	3,770	- 16.0%
New Listings	590	580	- 1.7%	5,761	4,486	- 22.1%
Sold Listings	543	468	- 13.8%	4,358	3,595	- 17.5%
Days on Market Until Sale	24	30	+ 25.0%	17	36	+ 111.8%
Median Sales Price*	\$722,863	\$759,000	+ 5.0%	\$733,512	\$717,000	- 2.3%
Average Sales Price*	\$845,038	\$861,756	+ 2.0%	\$867,287	\$845,140	- 2.6%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	102.7%	99.4%	- 3.2%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	191	157	- 17.8%	--	--	--
Under Contract	97	84	- 13.4%	741	777	+ 4.9%
New Listings	113	106	- 6.2%	919	854	- 7.1%
Sold Listings	86	116	+ 34.9%	722	744	+ 3.0%
Days on Market Until Sale	15	31	+ 106.7%	11	41	+ 272.7%
Median Sales Price*	\$465,000	\$510,000	+ 9.7%	\$485,000	\$499,990	+ 3.1%
Average Sales Price*	\$471,757	\$517,554	+ 9.7%	\$500,632	\$512,423	+ 2.4%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	103.1%	99.2%	- 3.8%

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



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

