

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

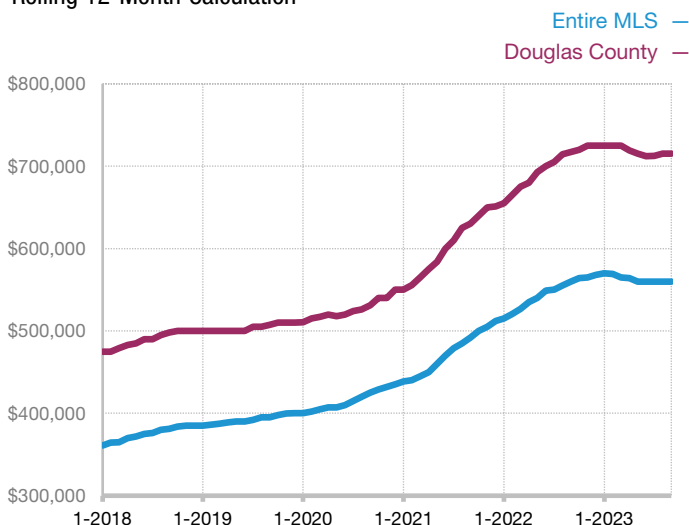
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,274	1,029	- 19.2%	--	--	--
Under Contract	411	382	- 7.1%	4,899	4,120	- 15.9%
New Listings	595	552	- 7.2%	6,356	5,037	- 20.8%
Sold Listings	570	393	- 31.1%	4,928	3,989	- 19.1%
Days on Market Until Sale	34	33	- 2.9%	19	36	+ 89.5%
Median Sales Price*	\$705,000	\$718,425	+ 1.9%	\$730,000	\$717,080	- 1.8%
Average Sales Price*	\$852,083	\$813,882	- 4.5%	\$865,529	\$842,009	- 2.7%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	102.2%	99.4%	- 2.7%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	197	196	- 0.5%	--	--	--
Under Contract	75	89	+ 18.7%	816	860	+ 5.4%
New Listings	99	134	+ 35.4%	1,018	988	- 2.9%
Sold Listings	100	80	- 20.0%	822	825	+ 0.4%
Days on Market Until Sale	27	32	+ 18.5%	13	40	+ 207.7%
Median Sales Price*	\$492,250	\$512,495	+ 4.1%	\$485,000	\$500,000	+ 3.1%
Average Sales Price*	\$511,307	\$525,866	+ 2.8%	\$501,930	\$513,593	+ 2.3%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	102.7%	99.2%	- 3.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

