

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

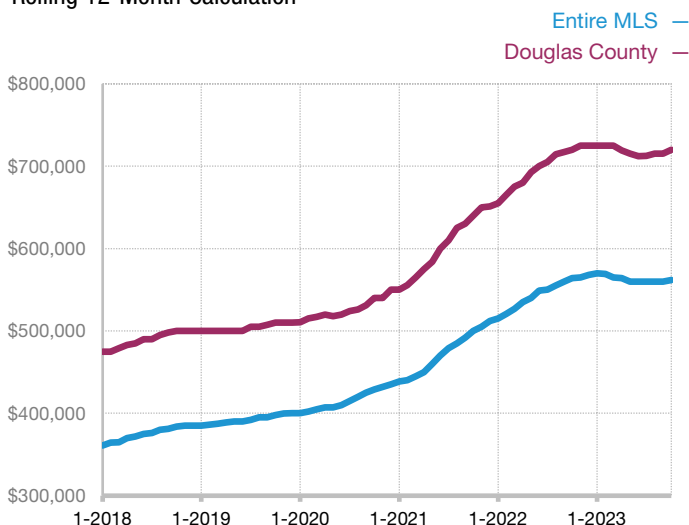
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,229	995	- 19.0%	--	--	--
Under Contract	355	348	- 2.0%	5,253	4,429	- 15.7%
New Listings	440	408	- 7.3%	6,796	5,443	- 19.9%
Sold Listings	369	352	- 4.6%	5,297	4,343	- 18.0%
Days on Market Until Sale	37	38	+ 2.7%	20	36	+ 80.0%
Median Sales Price*	\$699,995	\$747,976	+ 6.9%	\$730,000	\$720,000	- 1.4%
Average Sales Price*	\$828,908	\$910,473	+ 9.8%	\$862,978	\$847,561	- 1.8%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	101.9%	99.3%	- 2.6%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	202	194	- 4.0%	--	--	--
Under Contract	64	98	+ 53.1%	880	949	+ 7.8%
New Listings	82	111	+ 35.4%	1,100	1,098	- 0.2%
Sold Listings	81	93	+ 14.8%	903	918	+ 1.7%
Days on Market Until Sale	27	44	+ 63.0%	14	40	+ 185.7%
Median Sales Price*	\$505,476	\$499,750	- 1.1%	\$489,900	\$500,000	+ 2.1%
Average Sales Price*	\$527,225	\$511,652	- 3.0%	\$504,199	\$512,916	+ 1.7%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	102.3%	99.2%	- 3.0%

* 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

