

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

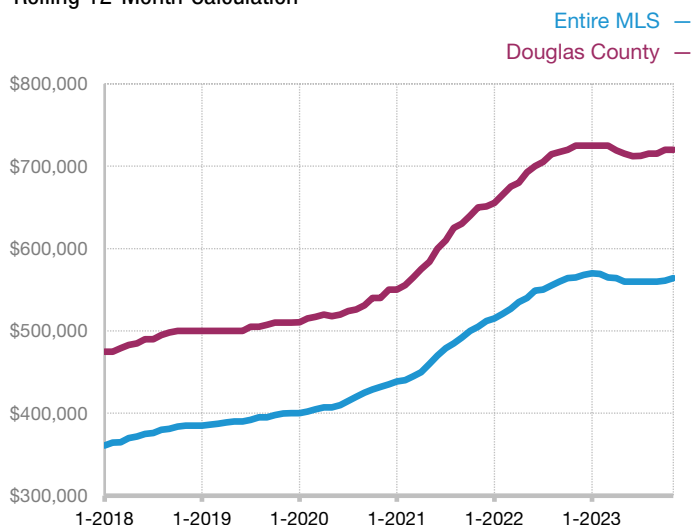
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1,113	871	- 21.7%	--	--	--
Under Contract	313	310	- 1.0%	5,566	4,715	- 15.3%
New Listings	304	289	- 4.9%	7,100	5,733	- 19.3%
Sold Listings	362	311	- 14.1%	5,659	4,659	- 17.7%
Days on Market Until Sale	43	43	0.0%	21	37	+ 76.2%
Median Sales Price*	\$725,000	\$725,000	0.0%	\$730,000	\$720,000	- 1.4%
Average Sales Price*	\$876,728	\$814,556	- 7.1%	\$863,857	\$845,424	- 2.1%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	101.7%	99.2%	- 2.5%

* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	186	173	- 7.0%	--	--	--
Under Contract	59	71	+ 20.3%	939	1,014	+ 8.0%
New Listings	55	70	+ 27.3%	1,155	1,166	+ 1.0%
Sold Listings	71	75	+ 5.6%	974	996	+ 2.3%
Days on Market Until Sale	40	45	+ 12.5%	16	40	+ 150.0%
Median Sales Price*	\$493,251	\$513,968	+ 4.2%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$503,479	\$522,360	+ 3.8%	\$504,147	\$513,809	+ 1.9%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	102.1%	99.2%	- 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

