

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

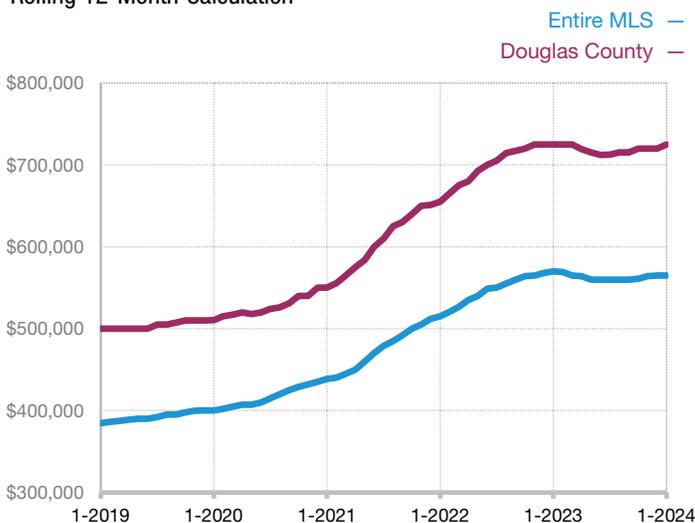
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	748	596	- 20.3%	--	--	--
Under Contract	399	433	+ 8.5%	399	433	+ 8.5%
New Listings	358	413	+ 15.4%	358	413	+ 15.4%
Sold Listings	257	278	+ 8.2%	257	278	+ 8.2%
Days on Market Until Sale	57	63	+ 10.5%	57	63	+ 10.5%
Median Sales Price*	\$685,000	\$736,250	+ 7.5%	\$685,000	\$736,250	+ 7.5%
Average Sales Price*	\$779,789	\$863,371	+ 10.7%	\$779,789	\$863,371	+ 10.7%
Percent of List Price Received*	97.6%	98.4%	+ 0.8%	97.6%	98.4%	+ 0.8%

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	159	115	- 27.7%	--	--	--
Under Contract	78	79	+ 1.3%	78	79	+ 1.3%
New Listings	86	77	- 10.5%	86	77	- 10.5%
Sold Listings	53	67	+ 26.4%	53	67	+ 26.4%
Days on Market Until Sale	35	49	+ 40.0%	35	49	+ 40.0%
Median Sales Price*	\$479,990	\$500,000	+ 4.2%	\$479,990	\$500,000	+ 4.2%
Average Sales Price*	\$474,387	\$481,175	+ 1.4%	\$474,387	\$481,175	+ 1.4%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.5%	98.6%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

