

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

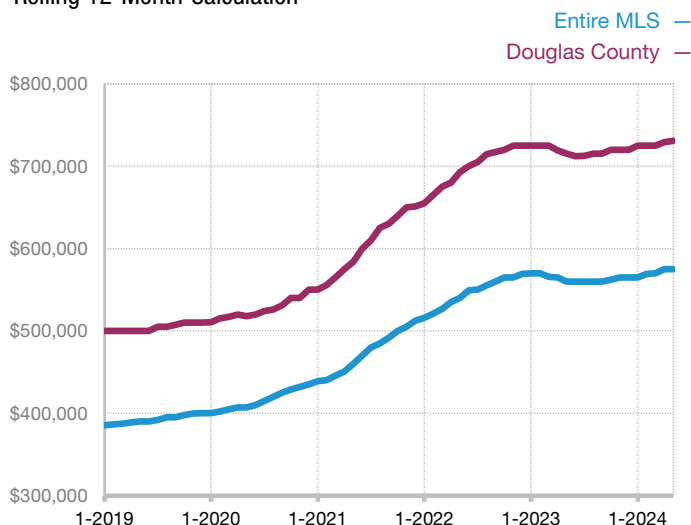
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	879	1,152	+ 31.1%	--	--	--
Under Contract	454	559	+ 23.1%	2,334	2,431	+ 4.2%
New Listings	622	838	+ 34.7%	2,634	3,182	+ 20.8%
Sold Listings	517	563	+ 8.9%	2,094	2,166	+ 3.4%
Days on Market Until Sale	26	29	+ 11.5%	42	42	0.0%
Median Sales Price*	\$725,000	\$767,440	+ 5.9%	\$705,750	\$735,000	+ 4.1%
Average Sales Price*	\$837,072	\$904,386	+ 8.0%	\$828,810	\$874,819	+ 5.6%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	99.3%	99.3%	0.0%

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	150	185	+ 23.3%	--	--	--
Under Contract	88	77	- 12.5%	481	393	- 18.3%
New Listings	110	135	+ 22.7%	507	512	+ 1.0%
Sold Listings	107	84	- 21.5%	457	388	- 15.1%
Days on Market Until Sale	40	34	- 15.0%	45	45	0.0%
Median Sales Price*	\$520,000	\$472,650	- 9.1%	\$500,000	\$494,975	- 1.0%
Average Sales Price*	\$530,557	\$500,874	- 5.6%	\$508,440	\$506,944	- 0.3%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.3%	99.1%	- 0.2%

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

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



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

