

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

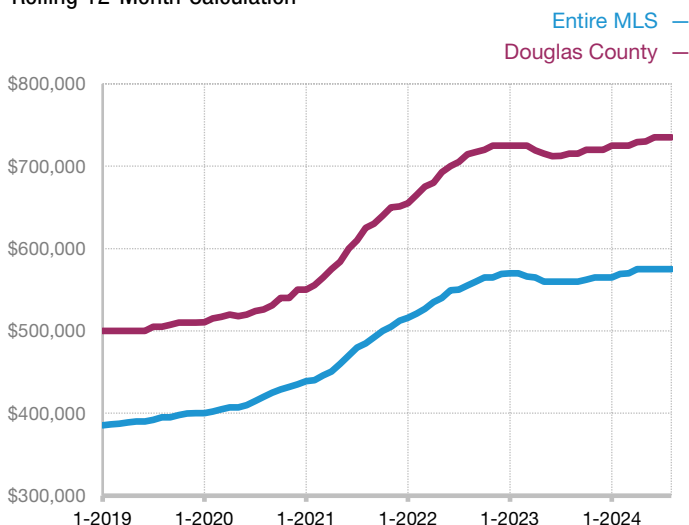
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,092	1,415	+ 29.6%	--	--	--
Under Contract	429	466	+ 8.6%	3,727	3,825	+ 2.6%
New Listings	577	644	+ 11.6%	4,483	5,203	+ 16.1%
Sold Listings	470	469	- 0.2%	3,599	3,671	+ 2.0%
Days on Market Until Sale	30	41	+ 36.7%	36	39	+ 8.3%
Median Sales Price*	\$759,000	\$733,000	- 3.4%	\$717,000	\$739,900	+ 3.2%
Average Sales Price*	\$861,654	\$862,847	+ 0.1%	\$845,055	\$878,112	+ 3.9%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	99.4%	99.2%	- 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.

Townhouse/Condo	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	185	224	+ 21.1%	--	--	--
Under Contract	79	85	+ 7.6%	769	615	- 20.0%
New Listings	108	95	- 12.0%	856	846	- 1.2%
Sold Listings	117	63	- 46.2%	745	593	- 20.4%
Days on Market Until Sale	31	44	+ 41.9%	40	41	+ 2.5%
Median Sales Price*	\$505,000	\$455,500	- 9.8%	\$499,990	\$480,000	- 4.0%
Average Sales Price*	\$516,438	\$493,367	- 4.5%	\$512,255	\$501,061	- 2.2%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.1%	- 0.1%

* 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

