

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

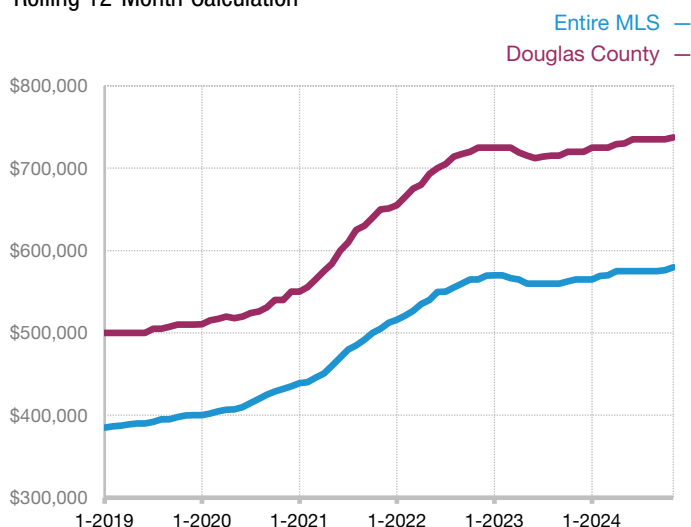
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	1,094	1,184	+ 8.2%	--	--	--
Under Contract	290	361	+ 24.5%	4,684	5,054	+ 7.9%
New Listings	288	309	+ 7.3%	5,727	6,722	+ 17.4%
Sold Listings	314	374	+ 19.1%	4,665	4,945	+ 6.0%
Days on Market Until Sale	43	50	+ 16.3%	37	42	+ 13.5%
Median Sales Price*	\$725,000	\$743,750	+ 2.6%	\$720,000	\$739,990	+ 2.8%
Average Sales Price*	\$813,493	\$876,319	+ 7.7%	\$845,265	\$871,854	+ 3.1%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.2%	99.0%	- 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	209	178	- 14.8%	--	--	--
Under Contract	67	63	- 6.0%	1,010	792	- 21.6%
New Listings	70	42	- 40.0%	1,166	1,091	- 6.4%
Sold Listings	77	52	- 32.5%	998	790	- 20.8%
Days on Market Until Sale	44	39	- 11.4%	40	42	+ 5.0%
Median Sales Price*	\$509,990	\$498,000	- 2.4%	\$500,000	\$479,500	- 4.1%
Average Sales Price*	\$520,998	\$510,791	- 2.0%	\$513,705	\$501,398	- 2.4%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	99.2%	99.0%	- 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

