

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

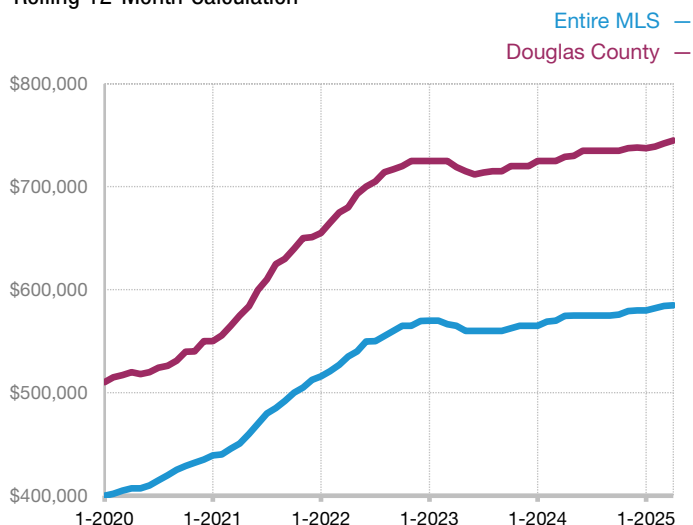
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	1,059	1,453	+ 37.2%	--	--	--
Under Contract	554	588	+ 6.1%	1,874	2,109	+ 12.5%
New Listings	793	977	+ 23.2%	2,355	2,919	+ 23.9%
Sold Listings	474	558	+ 17.7%	1,611	1,759	+ 9.2%
Days on Market Until Sale	34	43	+ 26.5%	47	57	+ 21.3%
Median Sales Price*	\$750,000	\$754,900	+ 0.7%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$904,920	\$903,043	- 0.2%	\$860,383	\$883,408	+ 2.7%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.3%	99.0%	- 0.3%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	167	263	+ 57.5%	--	--	--
Under Contract	82	75	- 8.5%	319	297	- 6.9%
New Listings	123	117	- 4.9%	381	457	+ 19.9%
Sold Listings	93	86	- 7.5%	306	244	- 20.3%
Days on Market Until Sale	44	50	+ 13.6%	48	53	+ 10.4%
Median Sales Price*	\$499,990	\$449,450	- 10.1%	\$500,000	\$466,250	- 6.8%
Average Sales Price*	\$509,282	\$481,590	- 5.4%	\$509,633	\$485,617	- 4.7%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.1%	98.8%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

