

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

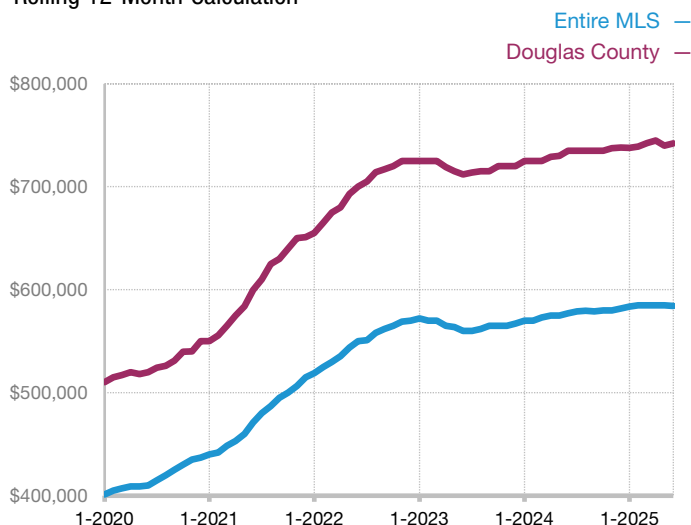
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1,454	1,813	+ 24.7%	--	--	--
Under Contract	489	551	+ 12.7%	2,889	3,236	+ 12.0%
New Listings	732	811	+ 10.8%	3,935	4,755	+ 20.8%
Sold Listings	553	594	+ 7.4%	2,740	2,966	+ 8.2%
Days on Market Until Sale	31	34	+ 9.7%	40	48	+ 20.0%
Median Sales Price*	\$755,000	\$759,450	+ 0.6%	\$738,950	\$750,000	+ 1.5%
Average Sales Price*	\$898,880	\$910,163	+ 1.3%	\$876,951	\$887,984	+ 1.3%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	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.

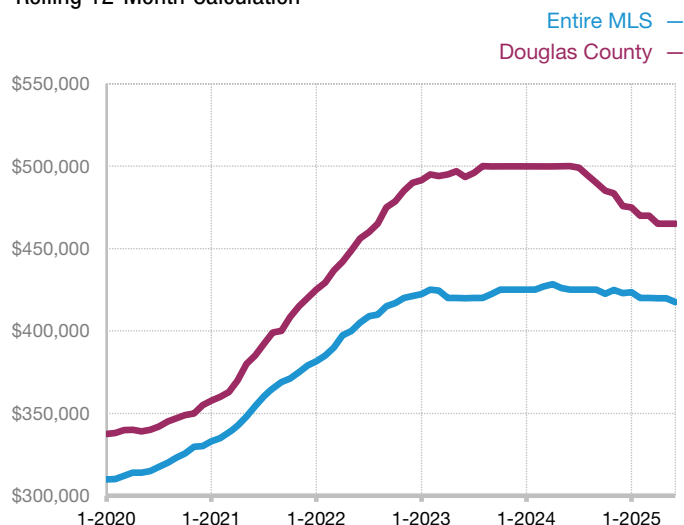
Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	257	275	+ 7.0%	--	--	--
Under Contract	73	65	- 11.0%	462	437	- 5.4%
New Listings	125	97	- 22.4%	643	689	+ 7.2%
Sold Listings	73	74	+ 1.4%	463	404	- 12.7%
Days on Market Until Sale	33	47	+ 42.4%	43	50	+ 16.3%
Median Sales Price*	\$460,000	\$464,023	+ 0.9%	\$492,990	\$466,750	- 5.3%
Average Sales Price*	\$495,701	\$484,175	- 2.3%	\$505,848	\$485,382	- 4.0%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.1%	98.7%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of July 3, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.