

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

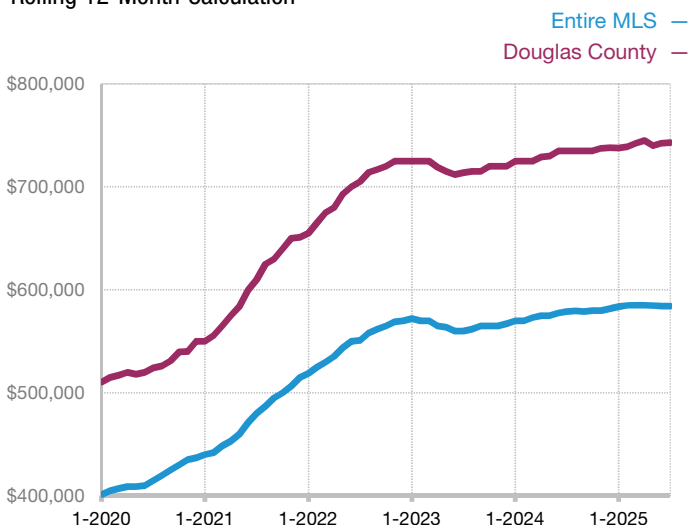
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1,529	1,742	+ 13.9%	--	--	--
Under Contract	474	542	+ 14.3%	3,363	3,736	+ 11.1%
New Listings	653	644	- 1.4%	4,589	5,396	+ 17.6%
Sold Listings	481	511	+ 6.2%	3,221	3,485	+ 8.2%
Days on Market Until Sale	33	40	+ 21.2%	39	47	+ 20.5%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$740,000	\$750,000	+ 1.4%
Average Sales Price*	\$885,516	\$874,496	- 1.2%	\$878,230	\$885,779	+ 0.9%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.3%	98.9%	- 0.4%

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	282	262	- 7.1%	--	--	--
Under Contract	68	77	+ 13.2%	530	511	- 3.6%
New Listings	114	94	- 17.5%	757	783	+ 3.4%
Sold Listings	71	68	- 4.2%	534	475	- 11.0%
Days on Market Until Sale	27	51	+ 88.9%	41	50	+ 22.0%
Median Sales Price*	\$460,000	\$430,000	- 6.5%	\$489,990	\$463,046	- 5.5%
Average Sales Price*	\$479,455	\$461,985	- 3.6%	\$502,338	\$482,495	- 4.0%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	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

