

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

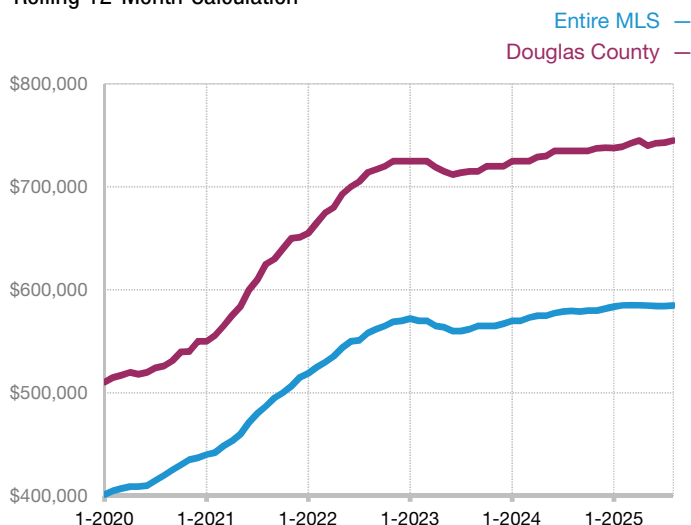
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,612	1,640	+ 1.7%	--	--	--
Under Contract	431	586	+ 36.0%	3,794	4,291	+ 13.1%
New Listings	646	643	- 0.5%	5,235	6,034	+ 15.3%
Sold Listings	473	533	+ 12.7%	3,694	4,019	+ 8.8%
Days on Market Until Sale	42	48	+ 14.3%	39	47	+ 20.5%
Median Sales Price*	\$730,000	\$739,000	+ 1.2%	\$737,975	\$750,000	+ 1.6%
Average Sales Price*	\$859,558	\$876,971	+ 2.0%	\$875,839	\$884,596	+ 1.0%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.2%	98.9%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	272	229	- 15.8%	--	--	--
Under Contract	78	80	+ 2.6%	608	582	- 4.3%
New Listings	95	78	- 17.9%	852	861	+ 1.1%
Sold Listings	68	72	+ 5.9%	602	546	- 9.3%
Days on Market Until Sale	45	70	+ 55.6%	41	52	+ 26.8%
Median Sales Price*	\$447,495	\$447,500	+ 0.0%	\$479,000	\$460,000	- 4.0%
Average Sales Price*	\$485,418	\$459,531	- 5.3%	\$500,427	\$479,238	- 4.2%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	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

