

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

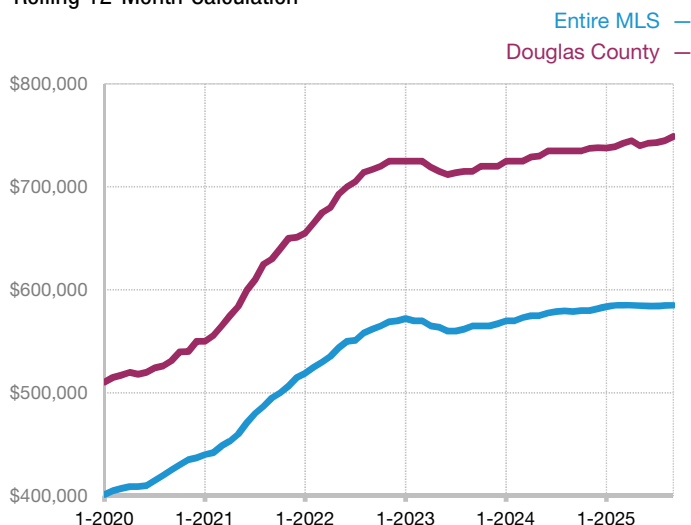
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	1,628	1,630	+ 0.1%	--	--	--
Under Contract	476	485	+ 1.9%	4,271	4,741	+ 11.0%
New Listings	606	657	+ 8.4%	5,841	6,692	+ 14.6%
Sold Listings	410	495	+ 20.7%	4,104	4,515	+ 10.0%
Days on Market Until Sale	47	52	+ 10.6%	40	48	+ 20.0%
Median Sales Price*	\$725,000	\$750,000	+ 3.4%	\$736,095	\$750,000	+ 1.9%
Average Sales Price*	\$853,804	\$918,527	+ 7.6%	\$873,638	\$888,289	+ 1.7%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.2%	98.8%	- 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	299	250	- 16.4%	--	--	--
Under Contract	60	59	- 1.7%	667	634	- 4.9%
New Listings	113	109	- 3.5%	965	969	+ 0.4%
Sold Listings	77	64	- 16.9%	679	614	- 9.6%
Days on Market Until Sale	49	64	+ 30.6%	42	54	+ 28.6%
Median Sales Price*	\$480,000	\$468,950	- 2.3%	\$479,000	\$460,400	- 3.9%
Average Sales Price*	\$511,986	\$485,165	- 5.2%	\$501,738	\$480,147	- 4.3%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.1%	98.6%	- 0.5%

\* 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

