

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

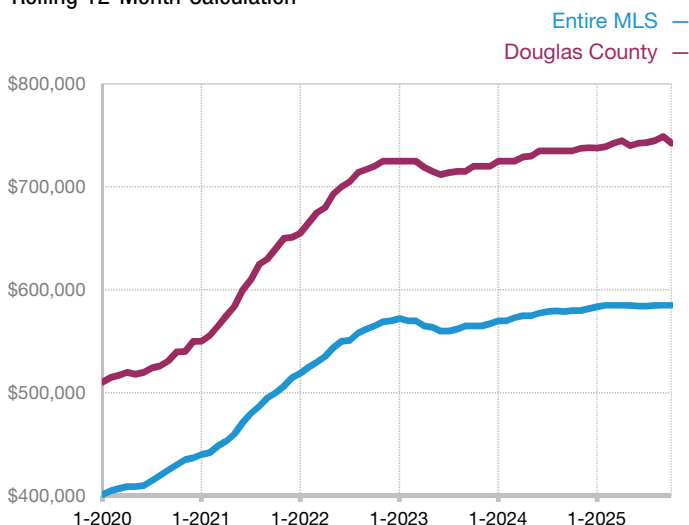
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,601	1,550	- 3.2%	--	--	--
Under Contract	415	456	+ 9.9%	4,686	5,161	+ 10.1%
New Listings	574	527	- 8.2%	6,415	7,218	+ 12.5%
Sold Listings	468	490	+ 4.7%	4,572	5,017	+ 9.7%
Days on Market Until Sale	52	58	+ 11.5%	41	49	+ 19.5%
Median Sales Price*	\$750,000	\$726,555	- 3.1%	\$739,900	\$745,000	+ 0.7%
Average Sales Price*	\$852,134	\$877,691	+ 3.0%	\$871,437	\$886,261	+ 1.7%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.1%	98.8%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	291	257	- 11.7%	--	--	--
Under Contract	56	47	- 16.1%	723	682	- 5.7%
New Listings	85	100	+ 17.6%	1,050	1,069	+ 1.8%
Sold Listings	60	56	- 6.7%	739	670	- 9.3%
Days on Market Until Sale	46	64	+ 39.1%	42	55	+ 31.0%
Median Sales Price*	\$446,000	\$465,000	+ 4.3%	\$475,000	\$461,895	- 2.8%
Average Sales Price*	\$487,889	\$492,635	+ 1.0%	\$500,614	\$481,191	- 3.9%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.1%	98.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

