

# Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

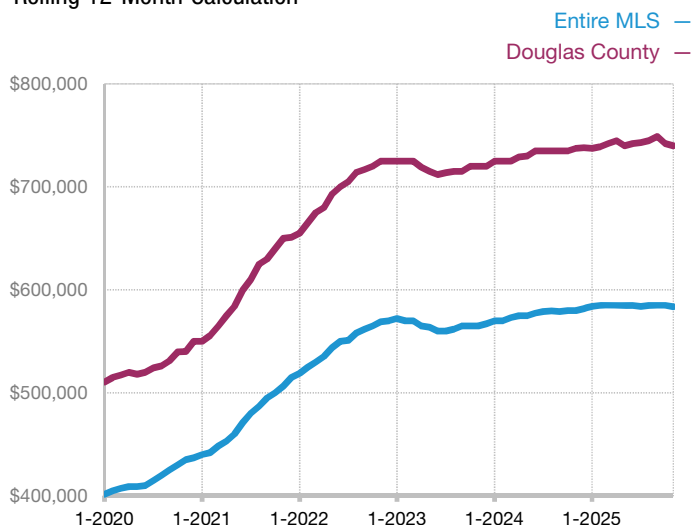
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	1,417	1,256	- 11.4%	--	--	--
Under Contract	341	375	+ 10.0%	5,027	5,518	+ 9.8%
New Listings	309	271	- 12.3%	6,724	7,488	+ 11.4%
Sold Listings	379	364	- 4.0%	4,951	5,388	+ 8.8%
Days on Market Until Sale	50	57	+ 14.0%	42	49	+ 16.7%
Median Sales Price*	\$745,000	\$705,750	- 5.3%	\$739,990	\$741,000	+ 0.1%
Average Sales Price*	\$875,911	\$810,212	- 7.5%	\$871,779	\$880,942	+ 1.1%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.0%	98.7%	- 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	239	222	- 7.1%	--	--	--
Under Contract	61	47	- 23.0%	784	725	- 7.5%
New Listings	41	45	+ 9.8%	1,091	1,113	+ 2.0%
Sold Listings	52	35	- 32.7%	791	705	- 10.9%
Days on Market Until Sale	39	67	+ 71.8%	42	55	+ 31.0%
Median Sales Price*	\$498,000	\$449,990	- 9.6%	\$479,000	\$460,000	- 4.0%
Average Sales Price*	\$510,791	\$482,093	- 5.6%	\$501,283	\$481,236	- 4.0%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	99.0%	98.6%	- 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

