

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

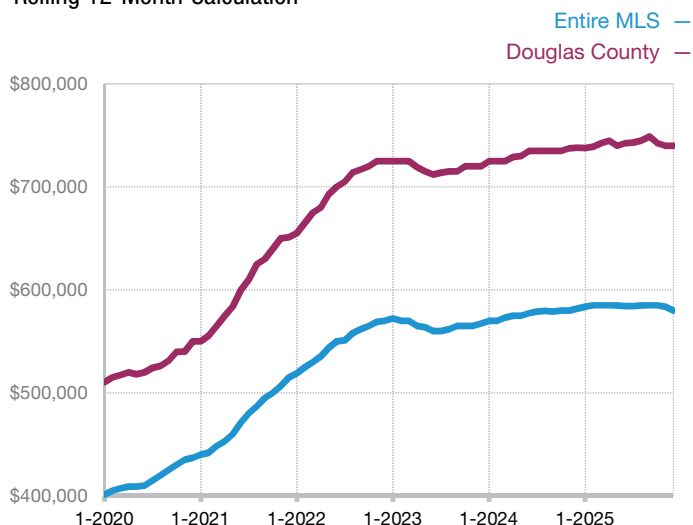
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,085	905	- 16.6%	--	--	--
Under Contract	333	255	- 23.4%	5,360	5,758	+ 7.4%
New Listings	215	166	- 22.8%	6,939	7,654	+ 10.3%
Sold Listings	423	403	- 4.7%	5,374	5,794	+ 7.8%
Days on Market Until Sale	67	68	+ 1.5%	44	51	+ 15.9%
Median Sales Price*	\$720,000	\$740,000	+ 2.8%	\$737,975	\$740,000	+ 0.3%
Average Sales Price*	\$840,564	\$850,798	+ 1.2%	\$869,322	\$878,743	+ 1.1%
Percent of List Price Received*	98.4%	98.5%	+ 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	203	189	- 6.9%	--	--	--
Under Contract	41	35	- 14.6%	825	757	- 8.2%
New Listings	50	51	+ 2.0%	1,141	1,165	+ 2.1%
Sold Listings	63	50	- 20.6%	854	757	- 11.4%
Days on Market Until Sale	60	71	+ 18.3%	44	57	+ 29.5%
Median Sales Price*	\$455,000	\$470,000	+ 3.3%	\$475,700	\$460,800	- 3.1%
Average Sales Price*	\$478,639	\$474,985	- 0.8%	\$499,612	\$480,802	- 3.8%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	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

