

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

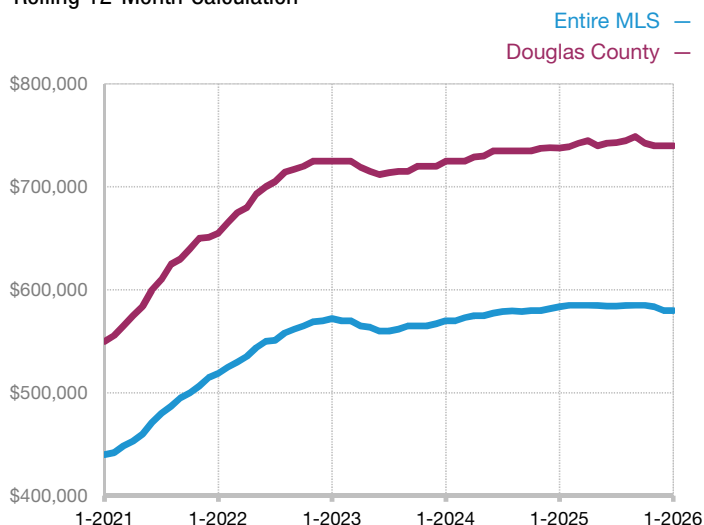
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,088	938	- 13.8%	--	--	--
Under Contract	391	460	+ 17.6%	391	460	+ 17.6%
New Listings	509	566	+ 11.2%	509	566	+ 11.2%
Sold Listings	330	262	- 20.6%	330	262	- 20.6%
Days on Market Until Sale	74	87	+ 17.6%	74	87	+ 17.6%
Median Sales Price*	\$735,000	\$707,500	- 3.7%	\$735,000	\$707,500	- 3.7%
Average Sales Price*	\$912,571	\$834,723	- 8.5%	\$912,571	\$834,723	- 8.5%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.4%	98.0%	- 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	216	201	- 6.9%	--	--	--
Under Contract	64	71	+ 10.9%	64	71	+ 10.9%
New Listings	99	99	0.0%	99	99	0.0%
Sold Listings	44	38	- 13.6%	44	38	- 13.6%
Days on Market Until Sale	52	78	+ 50.0%	52	78	+ 50.0%
Median Sales Price*	\$452,990	\$472,500	+ 4.3%	\$452,990	\$472,500	+ 4.3%
Average Sales Price*	\$471,483	\$481,912	+ 2.2%	\$471,483	\$481,912	+ 2.2%
Percent of List Price Received*	98.2%	97.2%	- 1.0%	98.2%	97.2%	- 1.0%

* 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

