

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

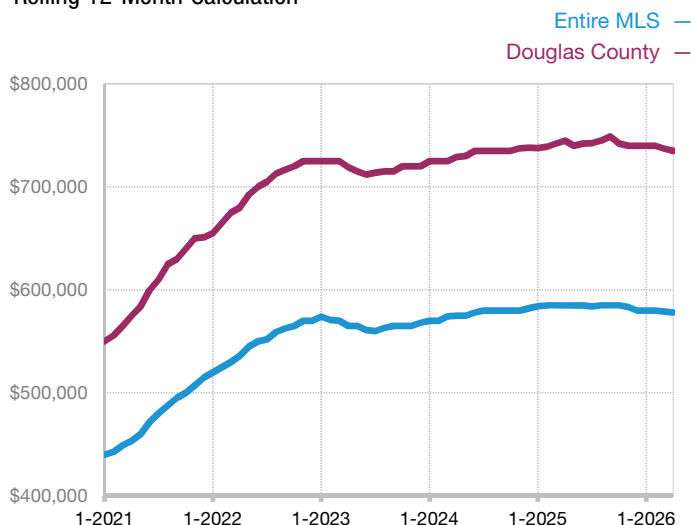
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,588 | 1,475 | - 7.1% | -- | -- | -- |
| Under Contract | 558 | 558 | 0.0% | 2,069 | 2,009 | - 2.9% |
| New Listings | 976 | 908 | - 7.0% | 2,922 | 2,897 | - 0.9% |
| Sold Listings | 564 | 529 | - 6.2% | 1,764 | 1,650 | - 6.5% |
| Days on Market Until Sale | 43 | 42 | - 2.3% | 57 | 57 | 0.0% |
| Median Sales Price* | \$754,950 | \$745,000 | - 1.3% | \$745,000 | \$725,000 | - 2.7% |
| Average Sales Price* | \$902,611 | \$866,079 | - 4.0% | \$882,704 | \$860,558 | - 2.5% |
| Percent of List Price Received* | 99.1% | 99.3% | + 0.2% | 99.0% | 98.9% | - 0.1% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

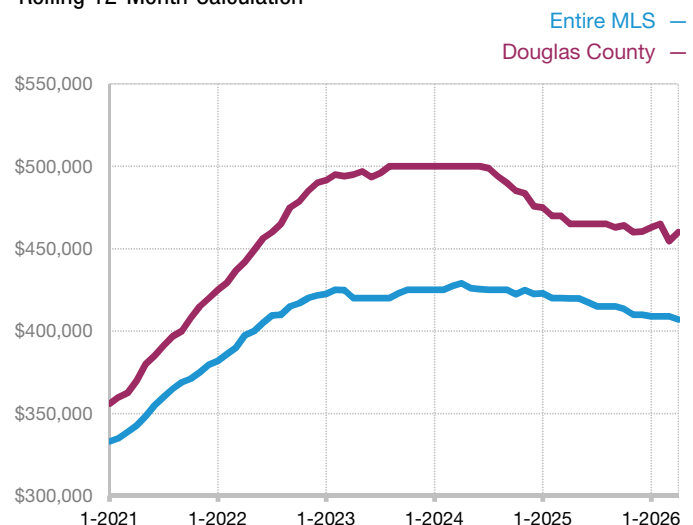
| Townhouse/Condo | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Inventory of Active Listings | 306 | 318 | + 3.9% | -- | -- | -- |
| Under Contract | 70 | 92 | + 31.4% | 288 | 306 | + 6.3% |
| New Listings | 118 | 142 | + 20.3% | 457 | 520 | + 13.8% |
| Sold Listings | 85 | 88 | + 3.5% | 244 | 254 | + 4.1% |
| Days on Market Until Sale | 50 | 45 | - 10.0% | 53 | 54 | + 1.9% |
| Median Sales Price* | \$449,000 | \$476,495 | + 6.1% | \$466,250 | \$459,900 | - 1.4% |
| Average Sales Price* | \$480,109 | \$506,033 | + 5.4% | \$485,090 | \$478,421 | - 1.4% |
| Percent of List Price Received* | 99.0% | 98.7% | - 0.3% | 98.8% | 98.5% | - 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of May 5, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.