

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

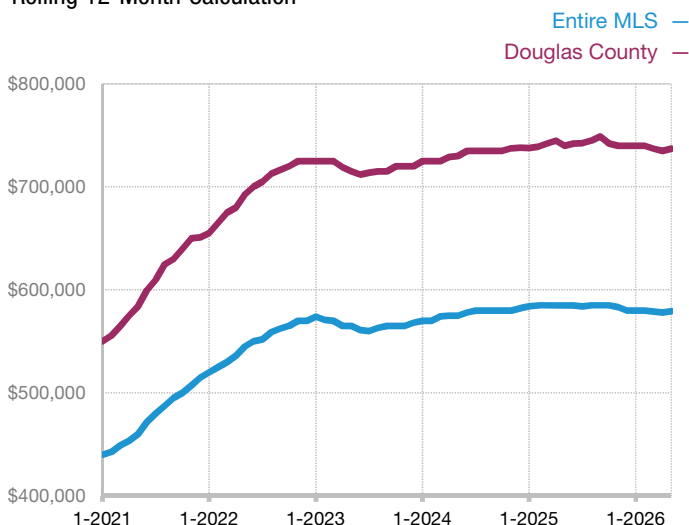
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,891	1,561	- 17.5%	--	--	--
Under Contract	598	599	+ 0.2%	2,667	2,579	- 3.3%
New Listings	1,027	808	- 21.3%	3,949	3,702	- 6.3%
Sold Listings	609	525	- 13.8%	2,373	2,178	- 8.2%
Days on Market Until Sale	35	37	+ 5.7%	51	52	+ 2.0%
Median Sales Price*	\$750,000	\$770,000	+ 2.7%	\$745,000	\$732,470	- 1.7%
Average Sales Price*	\$878,534	\$895,858	+ 2.0%	\$881,634	\$868,776	- 1.5%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.0%	99.0%	0.0%

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	333	319	- 4.2%	--	--	--
Under Contract	84	85	+ 1.2%	372	387	+ 4.0%
New Listings	137	119	- 13.1%	594	639	+ 7.6%
Sold Listings	88	84	- 4.5%	332	339	+ 2.1%
Days on Market Until Sale	42	49	+ 16.7%	50	53	+ 6.0%
Median Sales Price*	\$472,725	\$479,500	+ 1.4%	\$467,500	\$465,000	- 0.5%
Average Sales Price*	\$487,383	\$495,892	+ 1.7%	\$485,698	\$482,858	- 0.6%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.7%	98.6%	- 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.

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



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

