

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

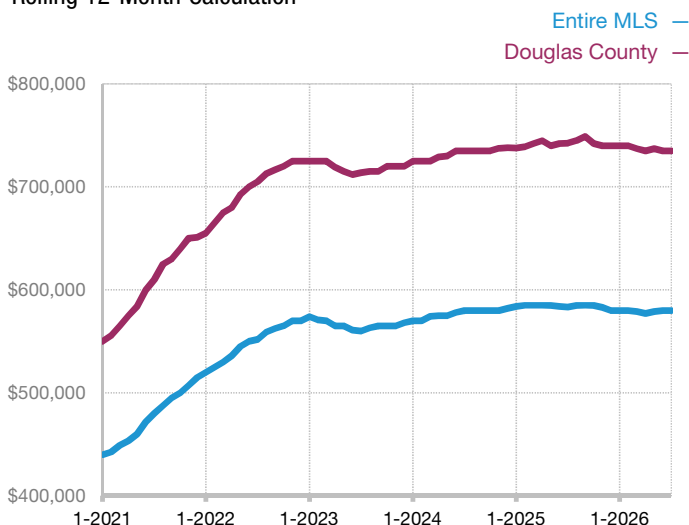
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,981	1,620	- 18.2%	--	--	--
Under Contract	506	520	+ 2.8%	3,689	3,607	- 2.2%
New Listings	640	712	+ 11.3%	5,397	5,155	- 4.5%
Sold Listings	513	555	+ 8.2%	3,488	3,335	- 4.4%
Days on Market Until Sale	40	39	- 2.5%	47	49	+ 4.3%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$750,000	\$739,000	- 1.5%
Average Sales Price*	\$873,784	\$918,520	+ 5.1%	\$885,147	\$886,241	+ 0.1%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.9%	99.0%	+ 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	315	366	+ 16.2%	--	--	--
Under Contract	70	66	- 5.7%	502	518	+ 3.2%
New Listings	93	131	+ 40.9%	780	889	+ 14.0%
Sold Listings	68	63	- 7.4%	475	481	+ 1.3%
Days on Market Until Sale	52	58	+ 11.5%	50	54	+ 8.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$463,000	\$460,000	- 0.6%
Average Sales Price*	\$461,985	\$503,426	+ 9.0%	\$482,111	\$481,699	- 0.1%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	98.7%	98.7%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

