

# Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

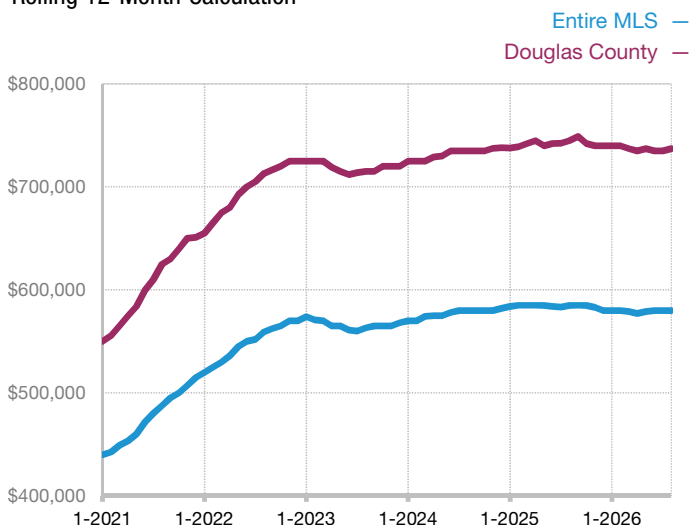
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 08-2025 | Thru 08-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,888     | 1,599     | - 15.3%                           | --           | --           | --                                |
| Under Contract                  | 554       | 443       | - 20.0%                           | 4,243        | 4,018        | - 5.3%                            |
| New Listings                    | 640       | 601       | - 6.1%                            | 6,037        | 5,751        | - 4.7%                            |
| Sold Listings                   | 536       | 480       | - 10.4%                           | 4,024        | 3,821        | - 5.0%                            |
| Days on Market Until Sale       | 48        | 49        | + 2.1%                            | 47           | 49           | + 4.3%                            |
| Median Sales Price*             | \$738,500 | \$750,000 | + 1.6%                            | \$749,900    | \$740,000    | - 1.3%                            |
| Average Sales Price*            | \$875,546 | \$884,843 | + 1.1%                            | \$883,868    | \$886,756    | + 0.3%                            |
| Percent of List Price Received* | 98.5%     | 98.5%     | 0.0%                              | 98.9%        | 98.9%        | 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                 | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 08-2025 | Thru 08-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 276       | 346       | + 25.4%                           | --           | --           | --                                |
| Under Contract                  | 74        | 72        | - 2.7%                            | 576          | 586          | + 1.7%                            |
| New Listings                    | 78        | 98        | + 25.6%                           | 857          | 986          | + 15.1%                           |
| Sold Listings                   | 76        | 65        | - 14.5%                           | 551          | 546          | - 0.9%                            |
| Days on Market Until Sale       | 69        | 50        | - 27.5%                           | 53           | 54           | + 1.9%                            |
| Median Sales Price*             | \$449,950 | \$470,000 | + 4.5%                            | \$460,000    | \$461,250    | + 0.3%                            |
| Average Sales Price*            | \$462,921 | \$468,292 | + 1.2%                            | \$479,464    | \$480,103    | + 0.1%                            |
| Percent of List Price Received* | 98.5%     | 98.1%     | - 0.4%                            | 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

