

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

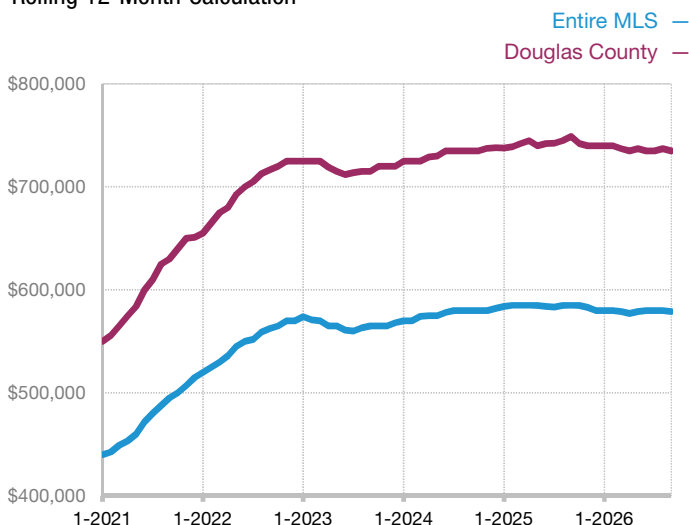
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	1,872	1,616	- 13.7%	--	--	--
Under Contract	455	382	- 16.0%	4,698	4,370	- 7.0%
New Listings	656	589	- 10.2%	6,693	6,340	- 5.3%
Sold Listings	506	378	- 25.3%	4,530	4,204	- 7.2%
Days on Market Until Sale	54	55	+ 1.9%	48	50	+ 4.2%
Median Sales Price*	\$749,975	\$735,500	- 1.9%	\$749,925	\$739,850	- 1.3%
Average Sales Price*	\$910,855	\$886,173	- 2.7%	\$886,883	\$886,344	- 0.1%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.8%	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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	283	314	+ 11.0%	--	--	--
Under Contract	59	58	- 1.7%	635	639	+ 0.6%
New Listings	109	82	- 24.8%	966	1,065	+ 10.2%
Sold Listings	65	71	+ 9.2%	616	618	+ 0.3%
Days on Market Until Sale	64	65	+ 1.6%	54	55	+ 1.9%
Median Sales Price*	\$474,900	\$455,000	- 4.2%	\$460,400	\$459,950	- 0.1%
Average Sales Price*	\$486,424	\$472,422	- 2.9%	\$480,198	\$479,073	- 0.2%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	98.6%	98.5%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

