Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Douglas County

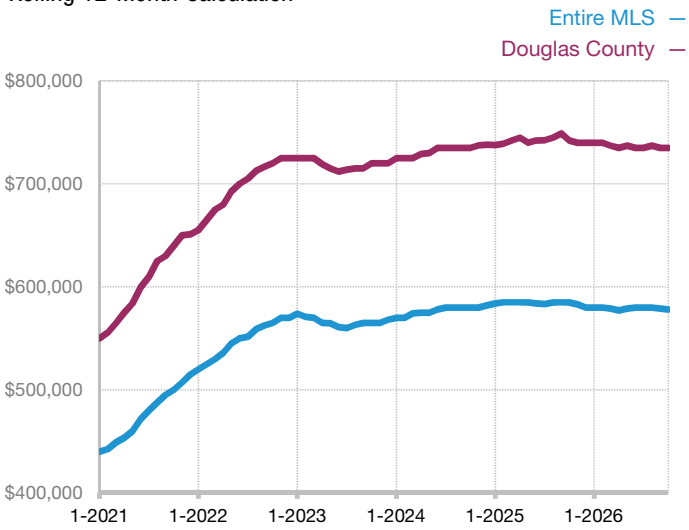
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1,793	**1,578**	- 12.0%	--	**--**	--
Under Contract	432	**332**	- 23.1%	5,130	**4,679**	- 8.8%
New Listings	527	**492**	- 6.6%	7,220	**6,830**	- 5.4%
Sold Listings	495	**372**	- 24.8%	5,025	**4,578**	- 8.9%
Days on Market Until Sale	59	**54**	- 8.5%	49	**50**	+ 2.0%
Median Sales Price*	$726,995	**$706,500**	- 2.8%	$745,000	**$737,000**	- 1.1%
Average Sales Price*	$876,349	**$850,548**	- 2.9%	$885,845	**$883,596**	- 0.3%
Percent of List Price Received*	98.4%	**98.5%**	+ 0.1%	98.8%	**98.8%**	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.

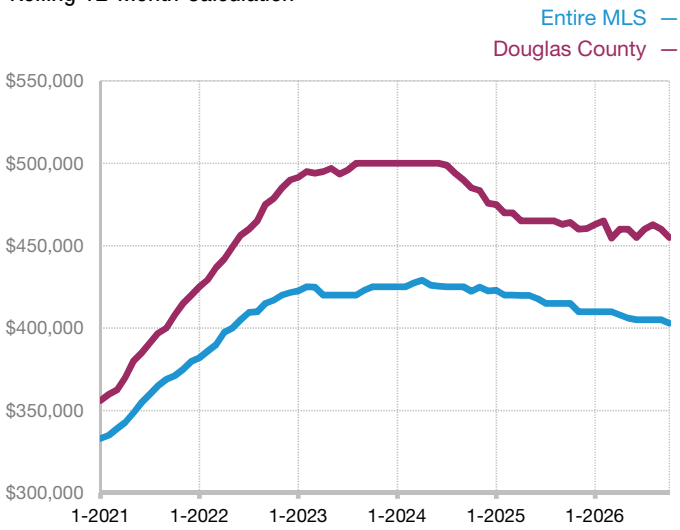
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	290	**317**	+ 9.3%	--	**--**	--
Under Contract	44	**38**	- 13.6%	679	**673**	- 0.9%
New Listings	98	**87**	- 11.2%	1,064	**1,153**	+ 8.4%
Sold Listings	57	**43**	- 24.6%	673	**661**	- 1.8%
Days on Market Until Sale	70	**64**	- 8.6%	55	**56**	+ 1.8%
Median Sales Price*	$465,000	**$429,595**	- 7.6%	$460,800	**$455,000**	- 1.3%
Average Sales Price*	$491,360	**$443,774**	- 9.7%	$481,144	**$476,769**	- 0.9%
Percent of List Price Received*	98.3%	**99.0%**	+ 0.7%	98.6%	**98.5%**	- 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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.