

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

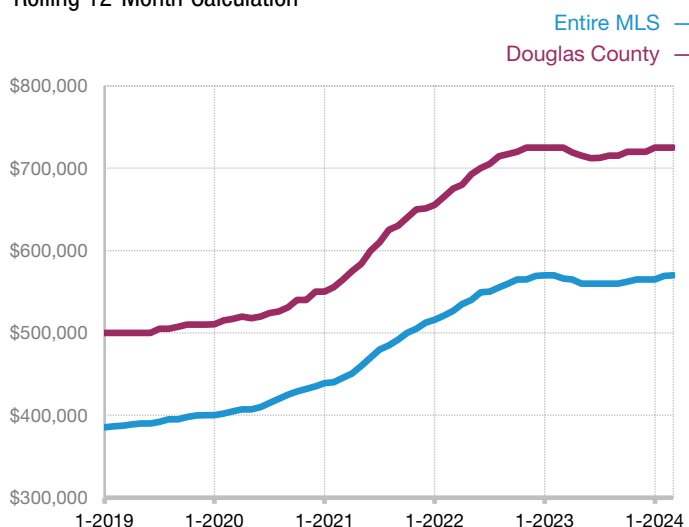
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	781	756	- 3.2%	--	--	--
Under Contract	517	532	+ 2.9%	1,331	1,356	+ 1.9%
New Listings	641	592	- 7.6%	1,419	1,554	+ 9.5%
Sold Listings	507	461	- 9.1%	1,103	1,131	+ 2.5%
Days on Market Until Sale	45	46	+ 2.2%	51	52	+ 2.0%
Median Sales Price*	\$700,000	\$720,000	+ 2.9%	\$695,000	\$719,990	+ 3.6%
Average Sales Price*	\$833,067	\$871,459	+ 4.6%	\$817,106	\$848,279	+ 3.8%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.8%	99.2%	+ 0.4%

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	156	113	- 27.6%	--	--	--
Under Contract	119	98	- 17.6%	288	242	- 16.0%
New Listings	126	98	- 22.2%	304	254	- 16.4%
Sold Listings	106	72	- 32.1%	245	212	- 13.5%
Days on Market Until Sale	52	38	- 26.9%	51	50	- 2.0%
Median Sales Price*	\$492,495	\$499,995	+ 1.5%	\$490,990	\$500,000	+ 1.8%
Average Sales Price*	\$506,255	\$520,218	+ 2.8%	\$495,436	\$509,833	+ 2.9%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.0%	99.1%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

