

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

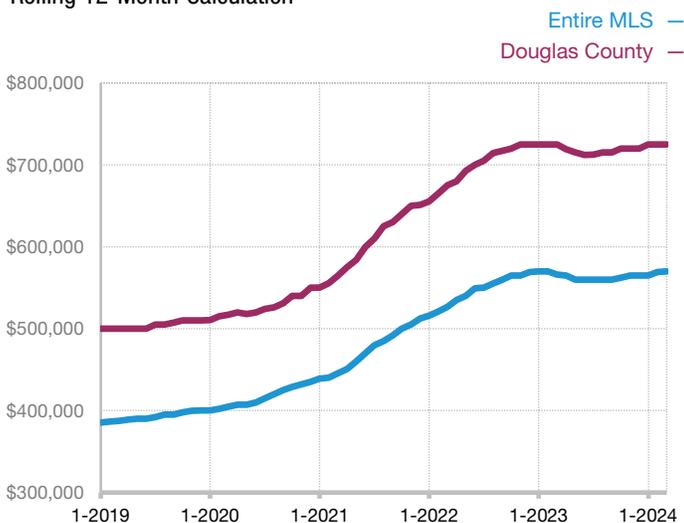
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	781	<b>756</b>	- 3.2%	--	--	--
Under Contract	517	<b>532</b>	+ 2.9%	1,331	<b>1,356</b>	+ 1.9%
New Listings	641	<b>592</b>	- 7.6%	1,419	<b>1,554</b>	+ 9.5%
Sold Listings	507	<b>461</b>	- 9.1%	1,103	<b>1,131</b>	+ 2.5%
Days on Market Until Sale	45	<b>46</b>	+ 2.2%	51	<b>52</b>	+ 2.0%
Median Sales Price*	\$700,000	<b>\$720,000</b>	+ 2.9%	\$695,000	<b>\$719,990</b>	+ 3.6%
Average Sales Price*	\$833,067	<b>\$871,459</b>	+ 4.6%	\$817,106	<b>\$848,279</b>	+ 3.8%
Percent of List Price Received*	99.4%	<b>99.5%</b>	+ 0.1%	98.8%	<b>99.2%</b>	+ 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		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	156	<b>113</b>	- 27.6%	--	--	--
Under Contract	119	<b>98</b>	- 17.6%	288	<b>242</b>	- 16.0%
New Listings	126	<b>98</b>	- 22.2%	304	<b>254</b>	- 16.4%
Sold Listings	106	<b>72</b>	- 32.1%	245	<b>212</b>	- 13.5%
Days on Market Until Sale	52	<b>38</b>	- 26.9%	51	<b>50</b>	- 2.0%
Median Sales Price*	\$492,495	<b>\$499,995</b>	+ 1.5%	\$490,990	<b>\$500,000</b>	+ 1.8%
Average Sales Price*	\$506,255	<b>\$520,218</b>	+ 2.8%	\$495,436	<b>\$509,833</b>	+ 2.9%
Percent of List Price Received*	99.2%	<b>99.2%</b>	0.0%	99.0%	<b>99.1%</b>	+ 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

