

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Douglas County

Contact the Douglas Elbert REALTOR® Association, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

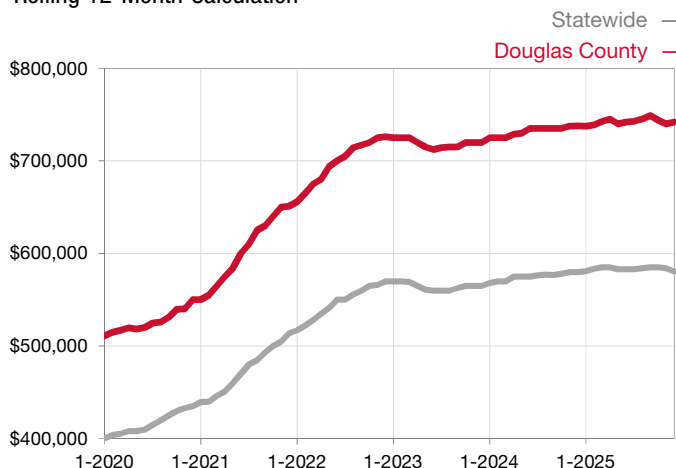
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	219	168	- 23.3%	7,009	7,761	+ 10.7%
Sold Listings	427	407	- 4.7%	5,410	5,855	+ 8.2%
Median Sales Price*	\$720,000	\$742,000	+ 3.1%	\$737,725	\$742,000	+ 0.6%
Average Sales Price*	\$839,074	\$855,311	+ 1.9%	\$869,233	\$881,231	+ 1.4%
Percent of List Price Received*	98.4%	98.4%	0.0%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	67	67	0.0%	44	51	+ 15.9%
Inventory of Homes for Sale	1,102	920	- 16.5%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	50	51	+ 2.0%	1,148	1,173	+ 2.2%
Sold Listings	63	50	- 20.6%	857	763	- 11.0%
Median Sales Price*	\$455,000	\$470,000	+ 3.3%	\$475,000	\$460,800	- 3.0%
Average Sales Price*	\$478,639	\$474,985	- 0.8%	\$499,475	\$480,809	- 3.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.9%	98.6%	- 0.3%
Days on Market Until Sale	60	71	+ 18.3%	44	57	+ 29.5%
Inventory of Homes for Sale	204	190	- 6.9%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

