

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

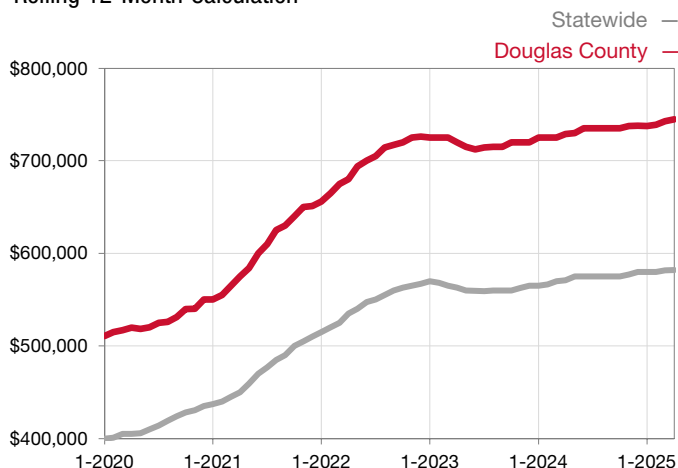
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	797	989	+ 24.1%	2,369	2,947	+ 24.4%
Sold Listings	475	563	+ 18.5%	1,620	1,778	+ 9.8%
Median Sales Price*	\$750,000	\$754,900	+ 0.7%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$905,962	\$901,874	- 0.5%	\$860,213	\$885,683	+ 3.0%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	34	43	+ 26.5%	47	57	+ 21.3%
Inventory of Homes for Sale	1,072	1,473	+ 37.4%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	123	118	- 4.1%	382	461	+ 20.7%
Sold Listings	94	86	- 8.5%	307	246	- 19.9%
Median Sales Price*	\$499,970	\$449,450	- 10.1%	\$500,000	\$467,500	- 6.5%
Average Sales Price*	\$508,013	\$481,590	- 5.2%	\$509,244	\$486,343	- 4.5%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	43	50	+ 16.3%	48	54	+ 12.5%
Inventory of Homes for Sale	168	264	+ 57.1%	--	--	--
Months Supply of Inventory	2.0	4.0	+ 100.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

