

Local Market Update for October 2024

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.

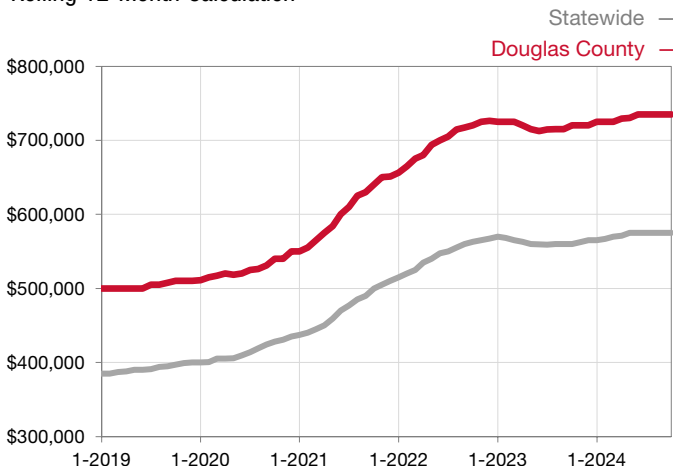
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	418	584	+ 39.7%	5,469	6,479	+ 18.5%
Sold Listings	362	467	+ 29.0%	4,376	4,594	+ 5.0%
Median Sales Price*	\$746,350	\$750,000	+ 0.5%	\$720,000	\$739,900	+ 2.8%
Average Sales Price*	\$908,493	\$851,664	- 6.3%	\$847,669	\$871,785	+ 2.8%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	38	52	+ 36.8%	36	41	+ 13.9%
Inventory of Homes for Sale	1,202	1,419	+ 18.1%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

* 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		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	107	84	- 21.5%	1,098	1,055	- 3.9%
Sold Listings	96	60	- 37.5%	922	740	- 19.7%
Median Sales Price*	\$497,405	\$446,000	- 10.3%	\$500,000	\$475,000	- 5.0%
Average Sales Price*	\$513,579	\$487,889	- 5.0%	\$513,362	\$500,460	- 2.5%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	43	46	+ 7.0%	40	42	+ 5.0%
Inventory of Homes for Sale	224	232	+ 3.6%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

* 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

