

Local Market Update for April 2026

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.

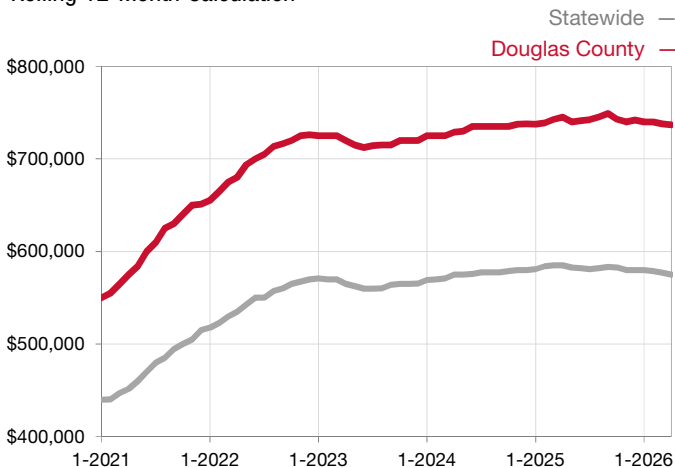
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 989 | 927 | - 6.3% | 2,950 | 2,942 | - 0.3% |
| Sold Listings | 568 | 535 | - 5.8% | 1,782 | 1,671 | - 6.2% |
| Median Sales Price* | \$754,950 | \$745,000 | - 1.3% | \$745,000 | \$725,000 | - 2.7% |
| Average Sales Price* | \$902,114 | \$869,191 | - 3.6% | \$885,179 | \$862,401 | - 2.6% |
| Percent of List Price Received* | 99.1% | 99.2% | + 0.1% | 99.0% | 98.9% | - 0.1% |
| Days on Market Until Sale | 43 | 42 | - 2.3% | 57 | 57 | 0.0% |
| Inventory of Homes for Sale | 1,607 | 1,511 | - 6.0% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 3.2 | - 8.6% | -- | -- | -- |

* 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2025 | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 119 | 142 | + 19.3% | 461 | 522 | + 13.2% |
| Sold Listings | 85 | 89 | + 4.7% | 246 | 257 | + 4.5% |
| Median Sales Price* | \$449,000 | \$475,000 | + 5.8% | \$467,500 | \$459,900 | - 1.6% |
| Average Sales Price* | \$480,109 | \$503,066 | + 4.8% | \$485,821 | \$478,292 | - 1.5% |
| Percent of List Price Received* | 99.0% | 98.7% | - 0.3% | 98.8% | 98.5% | - 0.3% |
| Days on Market Until Sale | 50 | 44 | - 12.0% | 54 | 54 | 0.0% |
| Inventory of Homes for Sale | 307 | 319 | + 3.9% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 4.9 | + 6.5% | -- | -- | -- |

* 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

