

Local Market Update for April 2023

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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	912	593	- 35.0%	2,587	2,016	- 22.1%
Sold Listings	593	473	- 20.2%	1,926	1,575	- 18.2%
Median Sales Price*	\$775,000	\$715,000	- 7.7%	\$730,000	\$700,000	- 4.1%
Average Sales Price*	\$931,875	\$849,515	- 8.8%	\$872,556	\$826,941	- 5.2%
Percent of List Price Received*	106.0%	99.7%	- 5.9%	104.6%	99.1%	- 5.3%
Days on Market Until Sale	13	38	+ 192.3%	17	47	+ 176.5%
Inventory of Homes for Sale	660	639	- 3.2%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

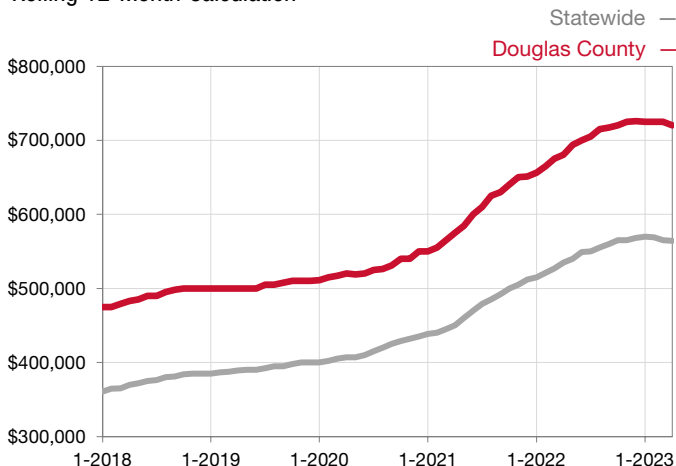
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	122	94	- 23.0%	396	399	+ 0.8%
Sold Listings	92	105	+ 14.1%	339	350	+ 3.2%
Median Sales Price*	\$488,500	\$506,720	+ 3.7%	\$481,490	\$494,700	+ 2.7%
Average Sales Price*	\$496,941	\$516,245	+ 3.9%	\$499,410	\$501,678	+ 0.5%
Percent of List Price Received*	105.1%	99.5%	- 5.3%	104.4%	99.1%	- 5.1%
Days on Market Until Sale	7	36	+ 414.3%	11	46	+ 318.2%
Inventory of Homes for Sale	77	113	+ 46.8%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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

