

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

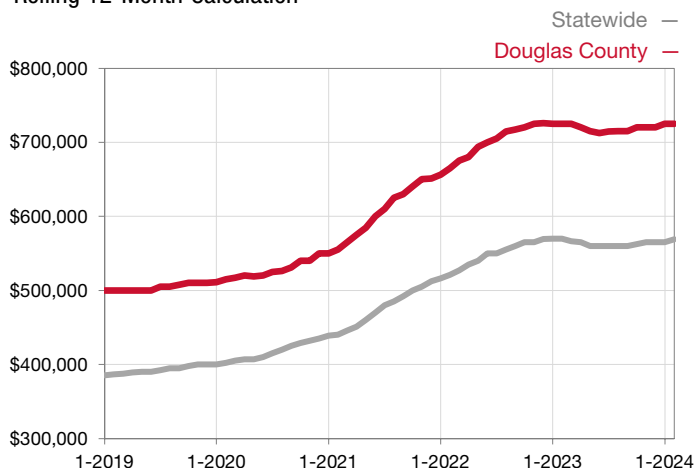
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	422	557	+ 32.0%	781	972	+ 24.5%
Sold Listings	340	397	+ 16.8%	599	676	+ 12.9%
Median Sales Price*	\$688,320	\$700,000	+ 1.7%	\$685,690	\$715,250	+ 4.3%
Average Sales Price*	\$821,168	\$810,337	- 1.3%	\$801,941	\$831,865	+ 3.7%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.2%	98.9%	+ 0.7%
Days on Market Until Sale	54	52	- 3.7%	56	56	0.0%
Inventory of Homes for Sale	711	726	+ 2.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	92	82	- 10.9%	178	160	- 10.1%
Sold Listings	86	73	- 15.1%	139	140	+ 0.7%
Median Sales Price*	\$498,950	\$509,000	+ 2.0%	\$490,000	\$505,405	+ 3.1%
Average Sales Price*	\$495,072	\$527,468	+ 6.5%	\$487,185	\$505,314	+ 3.7%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.8%	99.1%	+ 0.3%
Days on Market Until Sale	59	61	+ 3.4%	50	55	+ 10.0%
Inventory of Homes for Sale	158	126	- 20.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

