

Local Market Update for December 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.

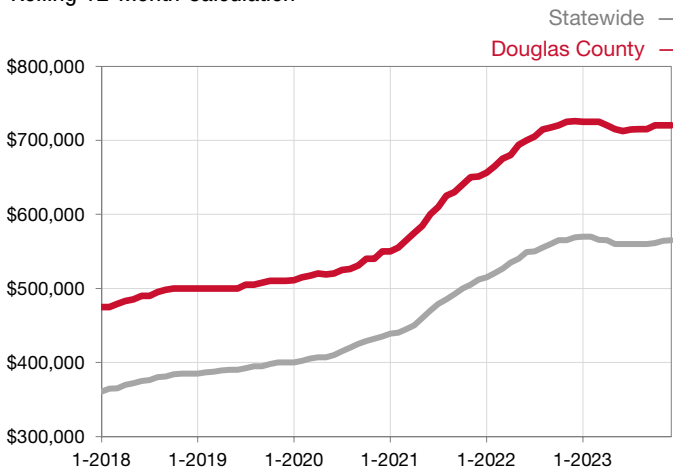
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	183	185	+ 1.1%	7,357	5,946	- 19.2%
Sold Listings	356	308	- 13.5%	6,148	4,996	- 18.7%
Median Sales Price*	\$700,000	\$705,495	+ 0.8%	\$726,000	\$720,000	- 0.8%
Average Sales Price*	\$794,366	\$857,781	+ 8.0%	\$864,108	\$846,191	- 2.1%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	101.5%	99.2%	- 2.3%
Days on Market Until Sale	51	56	+ 9.8%	23	38	+ 65.2%
Inventory of Homes for Sale	882	620	- 29.7%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	69	37	- 46.4%	1,225	1,206	- 1.6%
Sold Listings	69	77	+ 11.6%	1,060	1,076	+ 1.5%
Median Sales Price*	\$500,000	\$496,950	- 0.6%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$501,837	\$502,369	+ 0.1%	\$504,228	\$513,122	+ 1.8%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	101.8%	99.1%	- 2.7%
Days on Market Until Sale	64	49	- 23.4%	19	41	+ 115.8%
Inventory of Homes for Sale	158	127	- 19.6%	--	--	--
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

