

Local Market Update for March 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.

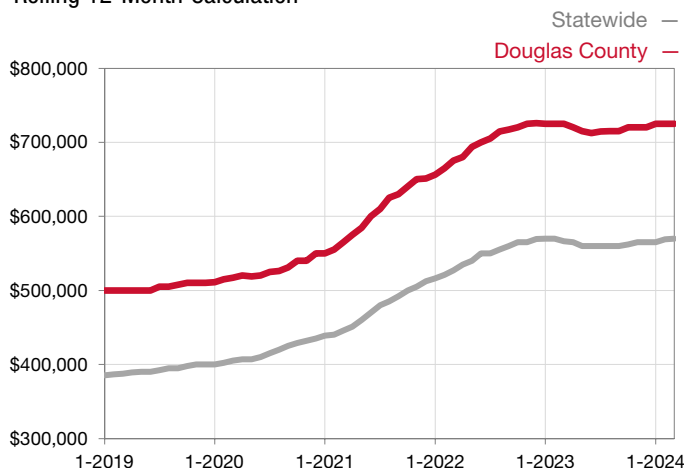
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	644	597	- 7.3%	1,425	1,569	+ 10.1%
Sold Listings	510	470	- 7.8%	1,109	1,146	+ 3.3%
Median Sales Price*	\$700,000	\$718,383	+ 2.6%	\$694,000	\$715,250	+ 3.1%
Average Sales Price*	\$835,318	\$869,767	+ 4.1%	\$817,290	\$846,799	+ 3.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.8%	99.1%	+ 0.3%
Days on Market Until Sale	45	47	+ 4.4%	51	52	+ 2.0%
Inventory of Homes for Sale	790	763	- 3.4%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	127	99	- 22.0%	305	259	- 15.1%
Sold Listings	106	72	- 32.1%	245	213	- 13.1%
Median Sales Price*	\$492,495	\$499,995	+ 1.5%	\$490,990	\$500,000	+ 1.8%
Average Sales Price*	\$506,255	\$520,218	+ 2.8%	\$495,436	\$509,787	+ 2.9%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.0%	99.1%	+ 0.1%
Days on Market Until Sale	52	38	- 26.9%	51	50	- 2.0%
Inventory of Homes for Sale	157	111	- 29.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

