

Local Market Update for June 2024

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.

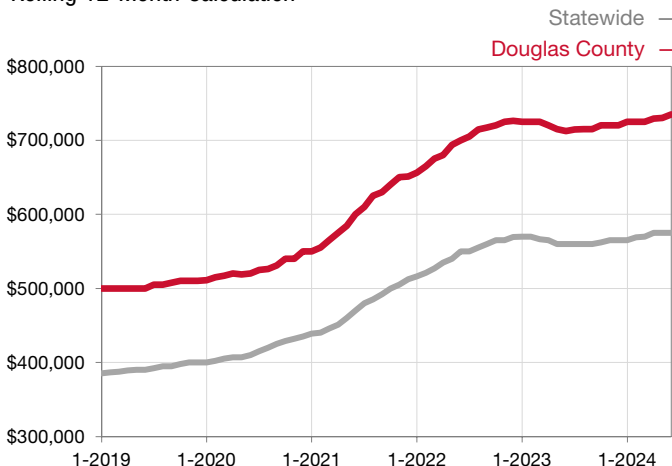
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	724	742	+ 2.5%	3,366	3,969	+ 17.9%
Sold Listings	540	550	+ 1.9%	2,648	2,748	+ 3.8%
Median Sales Price*	\$727,370	\$755,000	+ 3.8%	\$710,000	\$739,925	+ 4.2%
Average Sales Price*	\$870,291	\$901,099	+ 3.5%	\$837,445	\$877,636	+ 4.8%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	28	31	+ 10.7%	39	40	+ 2.6%
Inventory of Homes for Sale	1,002	1,306	+ 30.3%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
New Listings	123	127	+ 3.3%	632	646	+ 2.2%
Sold Listings	89	72	- 19.1%	546	463	- 15.2%
Median Sales Price*	\$464,990	\$461,000	- 0.9%	\$498,950	\$492,990	- 1.2%
Average Sales Price*	\$500,489	\$497,030	- 0.7%	\$507,144	\$505,826	- 0.3%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	34	33	- 2.9%	43	43	0.0%
Inventory of Homes for Sale	166	211	+ 27.1%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

