

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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.

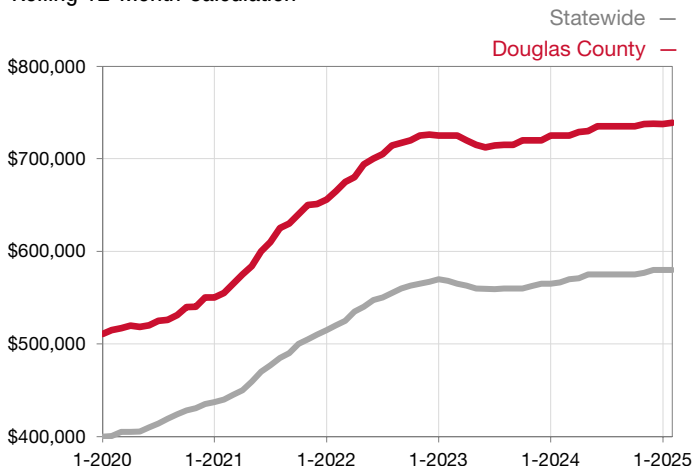
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	558	633	+ 13.4%	974	1,142	+ 17.2%
Sold Listings	398	365	- 8.3%	677	699	+ 3.2%
Median Sales Price*	\$699,495	\$719,000	+ 2.8%	\$715,000	\$725,000	+ 1.4%
Average Sales Price*	\$808,201	\$854,914	+ 5.8%	\$830,578	\$880,711	+ 6.0%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	52	65	+ 25.0%	56	69	+ 23.2%
Inventory of Homes for Sale	881	1,001	+ 13.6%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	82	104	+ 26.8%	159	206	+ 29.6%
Sold Listings	74	58	- 21.6%	141	102	- 27.7%
Median Sales Price*	\$507,410	\$475,000	- 6.4%	\$504,990	\$461,495	- 8.6%
Average Sales Price*	\$525,541	\$489,391	- 6.9%	\$504,460	\$481,666	- 4.5%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.1%	98.2%	- 0.9%
Days on Market Until Sale	62	55	- 11.3%	56	54	- 3.6%
Inventory of Homes for Sale	151	219	+ 45.0%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--

* 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

