

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

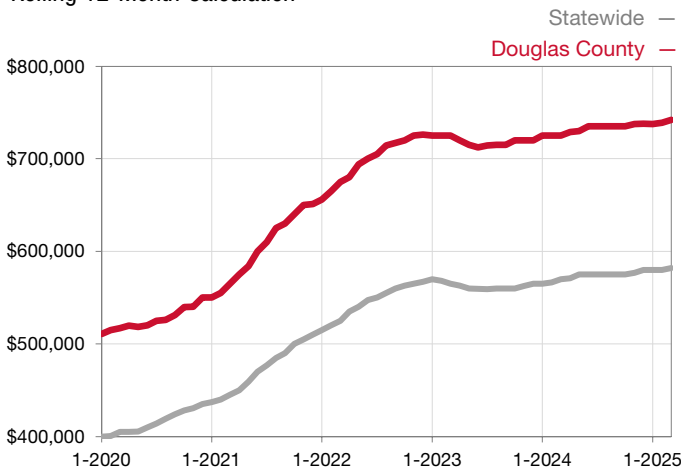
Single Family	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	598	<b>818</b>	+ 36.8%	1,572	<b>1,962</b>	+ 24.8%
Sold Listings	468	<b>515</b>	+ 10.0%	1,145	<b>1,211</b>	+ 5.8%
Median Sales Price*	\$715,883	<b>\$755,000</b>	+ 5.5%	\$715,000	<b>\$735,000</b>	+ 2.8%
Average Sales Price*	\$856,649	<b>\$873,542</b>	+ 2.0%	\$841,234	<b>\$878,023</b>	+ 4.4%
Percent of List Price Received*	99.5%	<b>99.2%</b>	- 0.3%	99.1%	<b>98.9%</b>	- 0.2%
Days on Market Until Sale	47	<b>55</b>	+ 17.0%	52	<b>63</b>	+ 21.2%
Inventory of Homes for Sale	912	<b>1,114</b>	+ 22.1%	--	--	--
Months Supply of Inventory	2.2	<b>2.4</b>	+ 9.1%	--	--	--

\* 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		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	100	<b>137</b>	+ 37.0%	259	<b>343</b>	+ 32.4%
Sold Listings	72	<b>57</b>	- 20.8%	213	<b>160</b>	- 24.9%
Median Sales Price*	\$499,995	<b>\$500,000</b>	+ 0.0%	\$500,000	<b>\$472,500</b>	- 5.5%
Average Sales Price*	\$520,218	<b>\$501,681</b>	- 3.6%	\$509,787	<b>\$488,898</b>	- 4.1%
Percent of List Price Received*	99.2%	<b>99.3%</b>	+ 0.1%	99.1%	<b>98.6%</b>	- 0.5%
Days on Market Until Sale	38	<b>60</b>	+ 57.9%	50	<b>56</b>	+ 12.0%
Inventory of Homes for Sale	138	<b>225</b>	+ 63.0%	--	--	--
Months Supply of Inventory	1.6	<b>3.4</b>	+ 112.5%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

