

Local Market Update for July 2025

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.

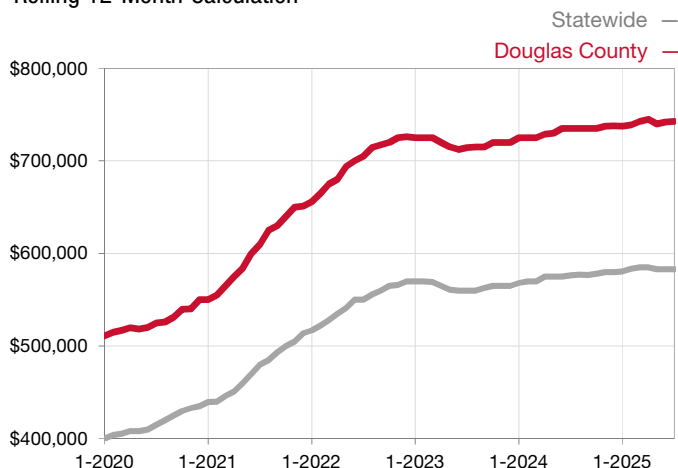
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	660	660	0.0%	4,634	5,470	+ 18.0%
Sold Listings	483	514	+ 6.4%	3,236	3,513	+ 8.6%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$740,000	\$750,000	+ 1.4%
Average Sales Price*	\$888,288	\$876,316	- 1.3%	\$878,661	\$886,757	+ 0.9%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	33	40	+ 21.2%	39	47	+ 20.5%
Inventory of Homes for Sale	1,556	1,777	+ 14.2%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	114	96	- 15.8%	759	791	+ 4.2%
Sold Listings	71	70	- 1.4%	535	480	- 10.3%
Median Sales Price*	\$460,000	\$427,500	- 7.1%	\$489,990	\$464,023	- 5.3%
Average Sales Price*	\$479,455	\$460,714	- 3.9%	\$502,129	\$482,636	- 3.9%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	27	50	+ 85.2%	41	50	+ 22.0%
Inventory of Homes for Sale	283	264	- 6.7%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--

* 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

