Local Market Update for October 2025







Douglas County

Contact the Douglas Elbert REALTOR® Association, Denver Metro Association of REALTOR® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	580	536	- 7.6%	6,478	7,322	+ 13.0%
Sold Listings	469	495	+ 5.5%	4,599	5,067	+ 10.2%
Median Sales Price*	\$750,000	\$726,995	- 3.1%	\$739,900	\$745,000	+ 0.7%
Average Sales Price*	\$851,351	\$883,633	+ 3.8%	\$871,623	\$888,583	+ 1.9%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	52	58	+ 11.5%	41	49	+ 19.5%
Inventory of Homes for Sale	1,625	1,583	- 2.6%			
Months Supply of Inventory	3.7	3.2	- 13.5%			

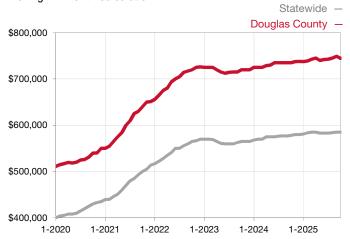
^{*} Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	85	100	+ 17.6%	1,057	1,077	+ 1.9%
Sold Listings	60	56	- 6.7%	740	676	- 8.6%
Median Sales Price*	\$446,000	\$465,000	+ 4.3%	\$475,000	\$461,895	- 2.8%
Average Sales Price*	\$487,889	\$492,635	+ 1.0%	\$500,464	\$481,195	- 3.9%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	46	64	+ 39.1%	42	54	+ 28.6%
Inventory of Homes for Sale	295	258	- 12.5%			
Months Supply of Inventory	4.0	3.9	- 2.5%			

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



Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

