

Local Market Update for August 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.

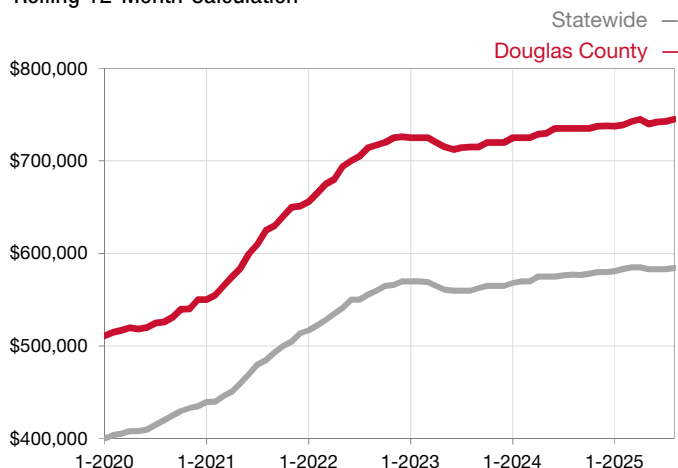
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	652	655	+ 0.5%	5,286	6,118	+ 15.7%
Sold Listings	478	538	+ 12.6%	3,714	4,052	+ 9.1%
Median Sales Price*	\$733,950	\$740,000	+ 0.8%	\$738,500	\$750,000	+ 1.6%
Average Sales Price*	\$860,245	\$878,921	+ 2.2%	\$876,291	\$885,701	+ 1.1%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	41	48	+ 17.1%	39	47	+ 20.5%
Inventory of Homes for Sale	1,634	1,679	+ 2.8%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	100	79	- 21.0%	859	868	+ 1.0%
Sold Listings	68	73	+ 7.4%	603	552	- 8.5%
Median Sales Price*	\$447,495	\$445,000	- 0.6%	\$479,000	\$460,000	- 4.0%
Average Sales Price*	\$485,418	\$458,853	- 5.5%	\$500,244	\$479,264	- 4.2%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	45	69	+ 53.3%	41	52	+ 26.8%
Inventory of Homes for Sale	278	230	- 17.3%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--

* 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

