

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

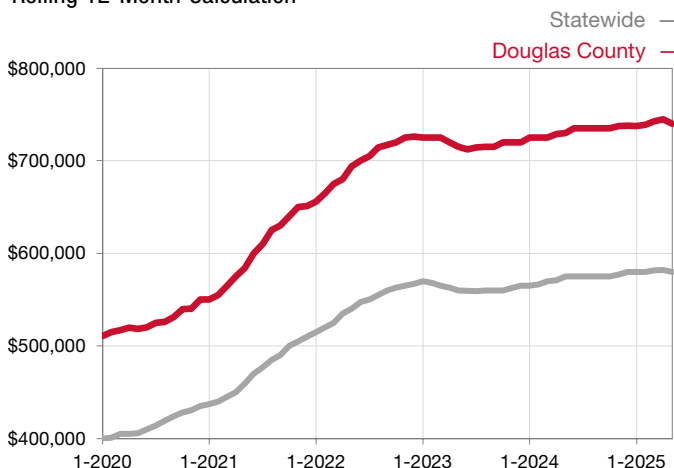
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	865	1,039	+ 20.1%	3,234	3,989	+ 23.3%
Sold Listings	578	605	+ 4.7%	2,198	2,389	+ 8.7%
Median Sales Price*	\$766,220	\$750,000	- 2.1%	\$732,998	\$748,950	+ 2.2%
Average Sales Price*	\$902,542	\$880,215	- 2.5%	\$871,344	\$884,249	+ 1.5%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	30	35	+ 16.7%	42	51	+ 21.4%
Inventory of Homes for Sale	1,327	1,748	+ 31.7%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	137	139	+ 1.5%	519	599	+ 15.4%
Sold Listings	84	85	+ 1.2%	391	332	- 15.1%
Median Sales Price*	\$472,650	\$470,450	- 0.5%	\$498,000	\$468,250	- 6.0%
Average Sales Price*	\$500,874	\$483,067	- 3.6%	\$507,446	\$485,483	- 4.3%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	34	42	+ 23.5%	45	51	+ 13.3%
Inventory of Homes for Sale	224	282	+ 25.9%	--	--	--
Months Supply of Inventory	2.7	4.2	+ 55.6%	--	--	--

* 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

