

Local Market Update for March 2026

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.

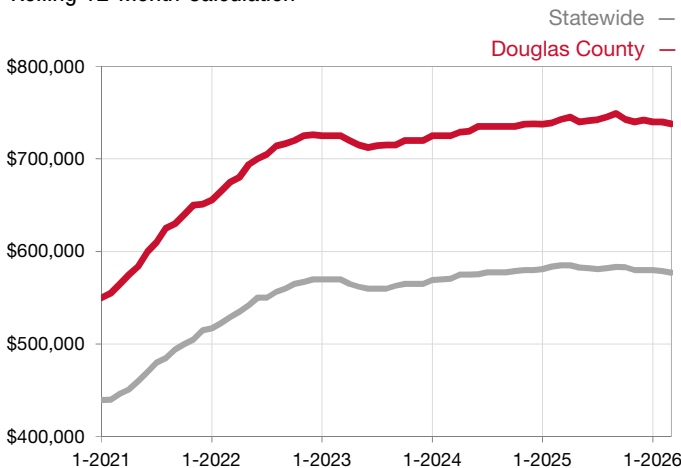
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	817	794	- 2.8%	1,961	2,017	+ 2.9%
Sold Listings	518	456	- 12.0%	1,214	1,134	- 6.6%
Median Sales Price*	\$755,500	\$734,970	- 2.7%	\$735,750	\$715,000	- 2.8%
Average Sales Price*	\$874,302	\$867,377	- 0.8%	\$877,256	\$859,524	- 2.0%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	55	49	- 10.9%	63	64	+ 1.6%
Inventory of Homes for Sale	1,264	1,227	- 2.9%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	137	148	+ 8.0%	343	380	+ 10.8%
Sold Listings	58	78	+ 34.5%	161	168	+ 4.3%
Median Sales Price*	\$492,500	\$429,500	- 12.8%	\$475,000	\$454,250	- 4.4%
Average Sales Price*	\$501,290	\$442,177	- 11.8%	\$488,837	\$465,167	- 4.8%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	61	52	- 14.8%	56	59	+ 5.4%
Inventory of Homes for Sale	270	283	+ 4.8%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

* 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

