

# Local Market Update for May 2024

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.

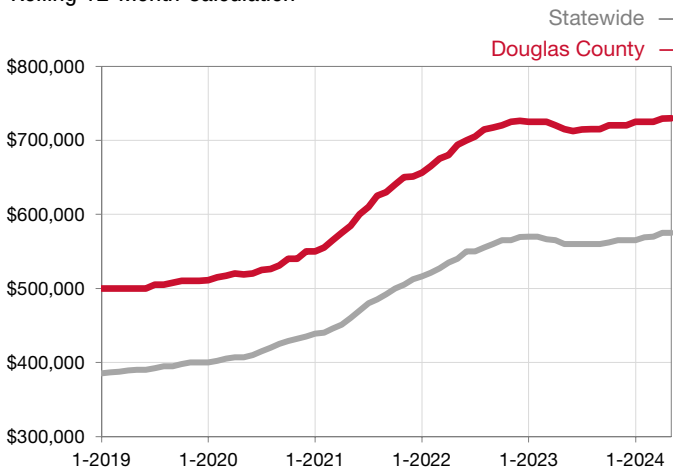
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	623	<b>860</b>	+ 38.0%	2,642	<b>3,226</b>	+ 22.1%
Sold Listings	519	<b>574</b>	+ 10.6%	2,108	<b>2,194</b>	+ 4.1%
Median Sales Price*	\$725,000	<b>\$768,720</b>	+ 6.0%	\$705,750	<b>\$733,950</b>	+ 4.0%
Average Sales Price*	\$836,190	<b>\$903,830</b>	+ 8.1%	\$829,031	<b>\$871,958</b>	+ 5.2%
Percent of List Price Received*	100.1%	<b>99.6%</b>	- 0.5%	99.3%	<b>99.3%</b>	0.0%
Days on Market Until Sale	26	<b>30</b>	+ 15.4%	42	<b>42</b>	0.0%
Inventory of Homes for Sale	886	<b>1,178</b>	+ 33.0%	--	--	--
Months Supply of Inventory	1.9	<b>2.8</b>	+ 47.4%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	111	<b>137</b>	+ 23.4%	509	<b>519</b>	+ 2.0%
Sold Listings	107	<b>84</b>	- 21.5%	457	<b>392</b>	- 14.2%
Median Sales Price*	\$520,000	<b>\$472,650</b>	- 9.1%	\$500,000	<b>\$496,500</b>	- 0.7%
Average Sales Price*	\$530,557	<b>\$500,874</b>	- 5.6%	\$508,440	<b>\$507,248</b>	- 0.2%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	99.3%	<b>99.1%</b>	- 0.2%
Days on Market Until Sale	40	<b>34</b>	- 15.0%	45	<b>45</b>	0.0%
Inventory of Homes for Sale	152	<b>186</b>	+ 22.4%	--	--	--
Months Supply of Inventory	1.7	<b>2.2</b>	+ 29.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

