

# Douglas County, CO

## Residential Market Statistics

Year to Date through March 2022

Provided By:



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**ALLIANCE**

7437 Village Square Dr. #105, Castle Pines, CO 80108 | 303-865-3400

Each office independently owned & operated  

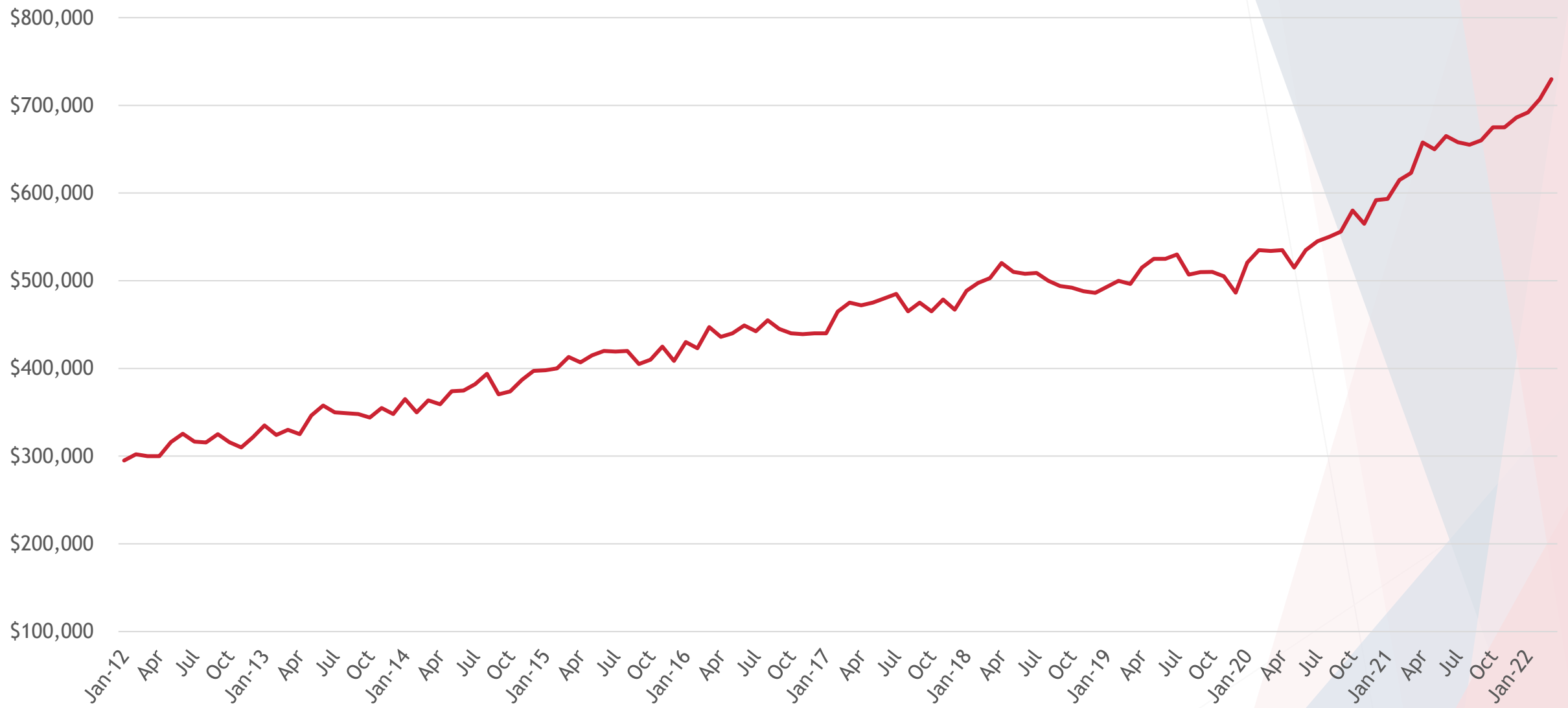
# Detached Single Family Homes

Douglas County, CO • YTD through March 2022



# HISTORICAL MEDIAN SALES PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



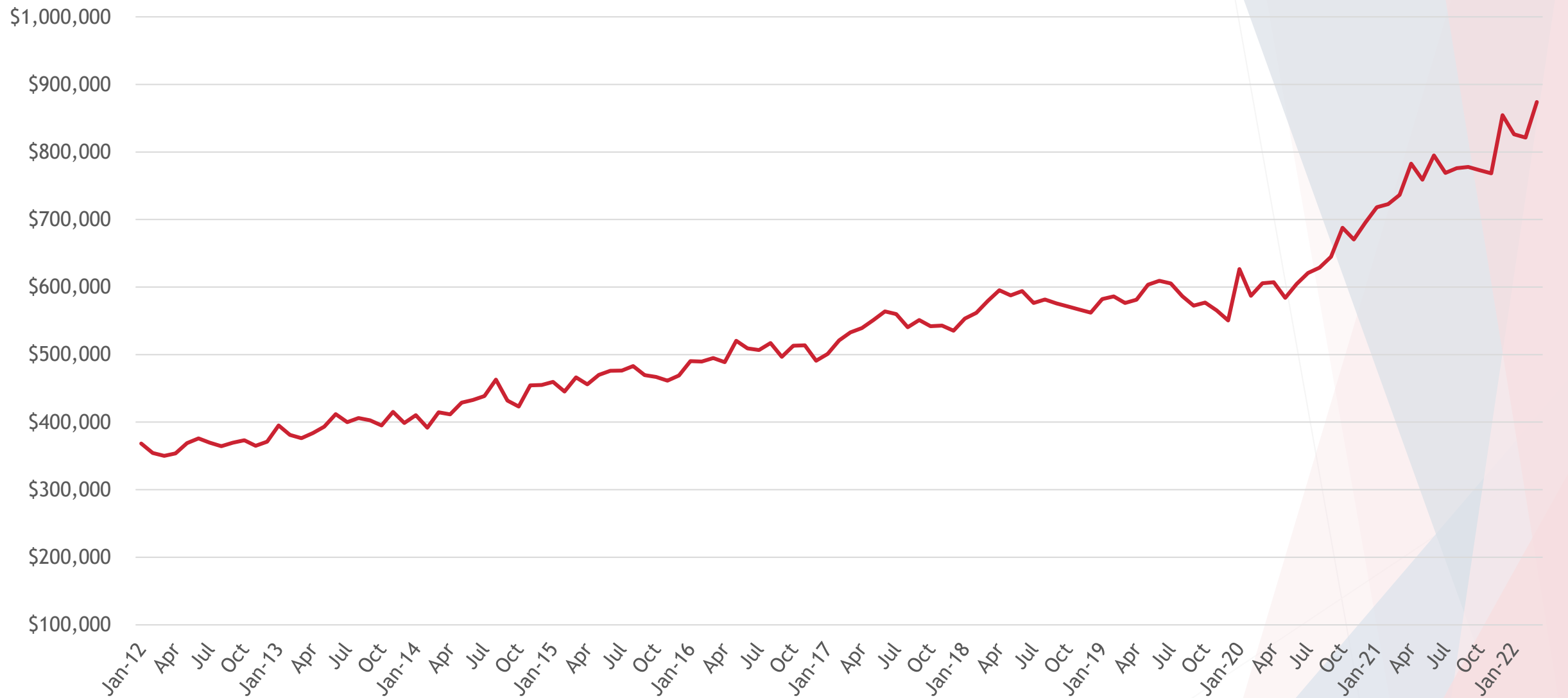
Based on information from REcolorado®, Inc. for the period January 1<sup>st</sup> 2012 through March 31<sup>st</sup> 2022 of detached single family homes in Douglas County, CO • Not all properties were listed and/or sold by RE/MAX Alliance. • This representation is based in whole or in part on content supplied by REcolorado®, Inc. REcolorado®, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado®, Inc. may not reflect all real estate activity in the market.



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# HISTORICAL AVERAGE SALES PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



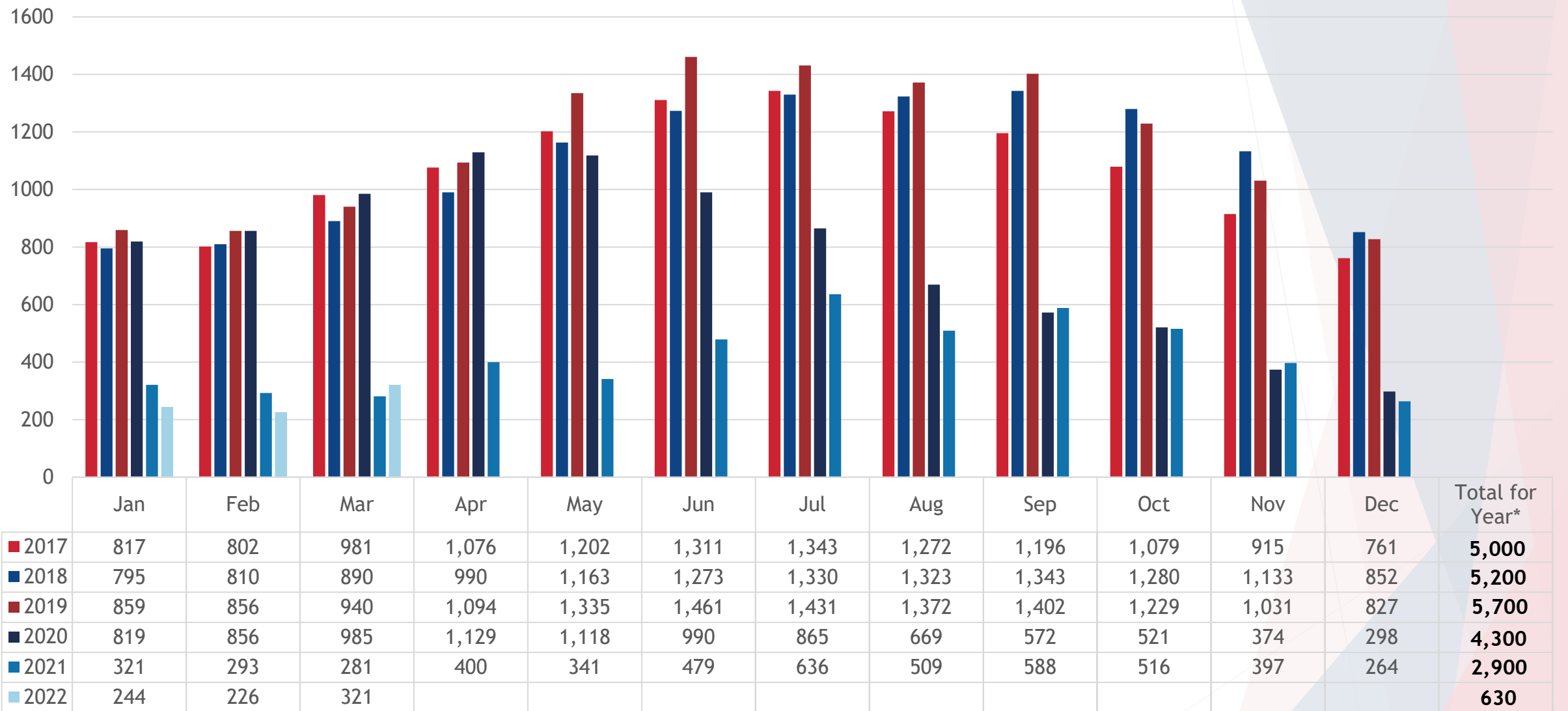
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# RESIDENTIAL INVENTORY • DETACHED HOMES

DOUGLAS COUNTY, CO



Based on information from REcolorado®, Inc. for the period January 1<sup>st</sup> 2017 through March 31<sup>st</sup> 2022 of detached single family homes in Douglas County, CO • Not all properties were listed and/or sold by RE/MAX Alliance. • This representation is based in whole or in part on content supplied by REcolorado®, Inc. REcolorado®, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado®, Inc. may not reflect all real estate activity in the market.

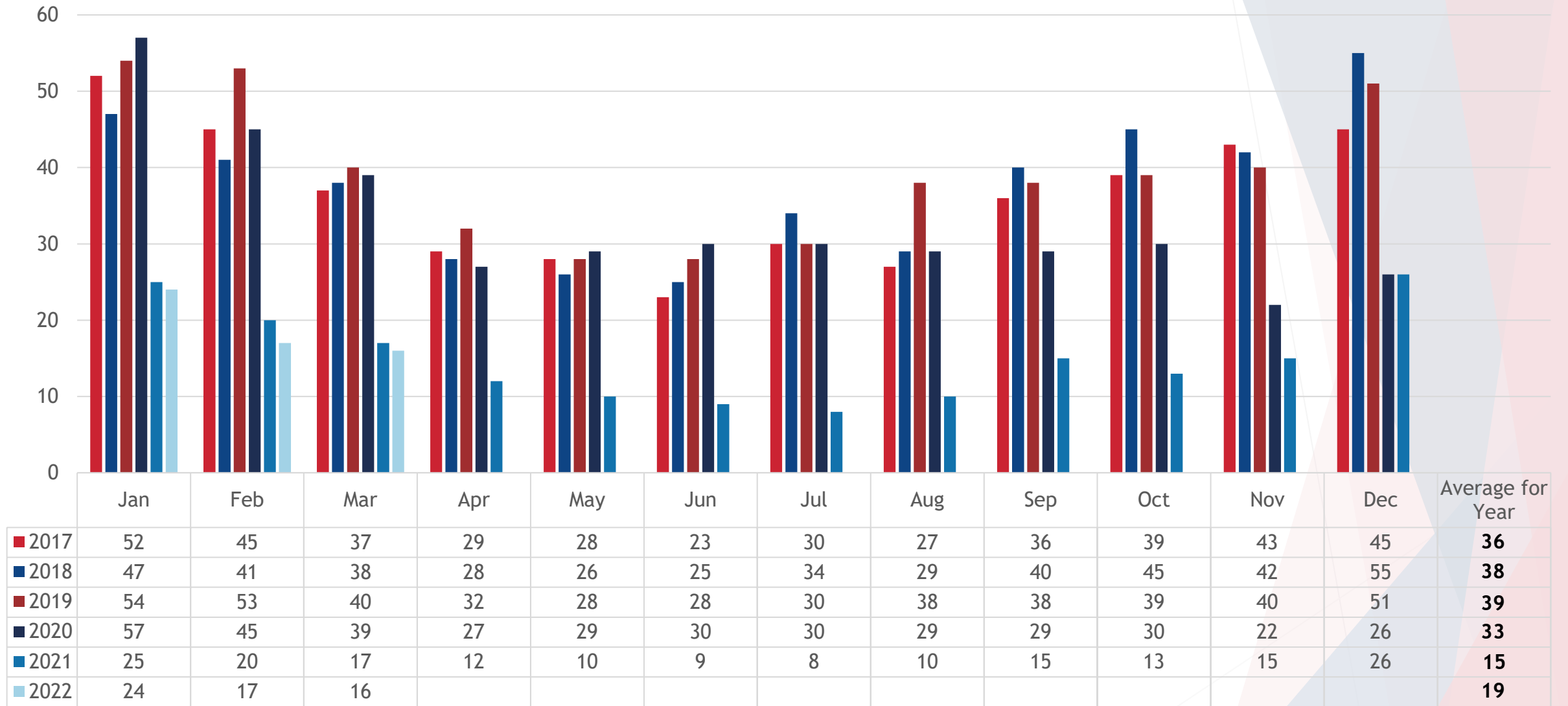
\*Approximate total number of listings for the year.



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# AVERAGE DAYS ON MARKET • DETACHED HOMES

DOUGLAS COUNTY, CO



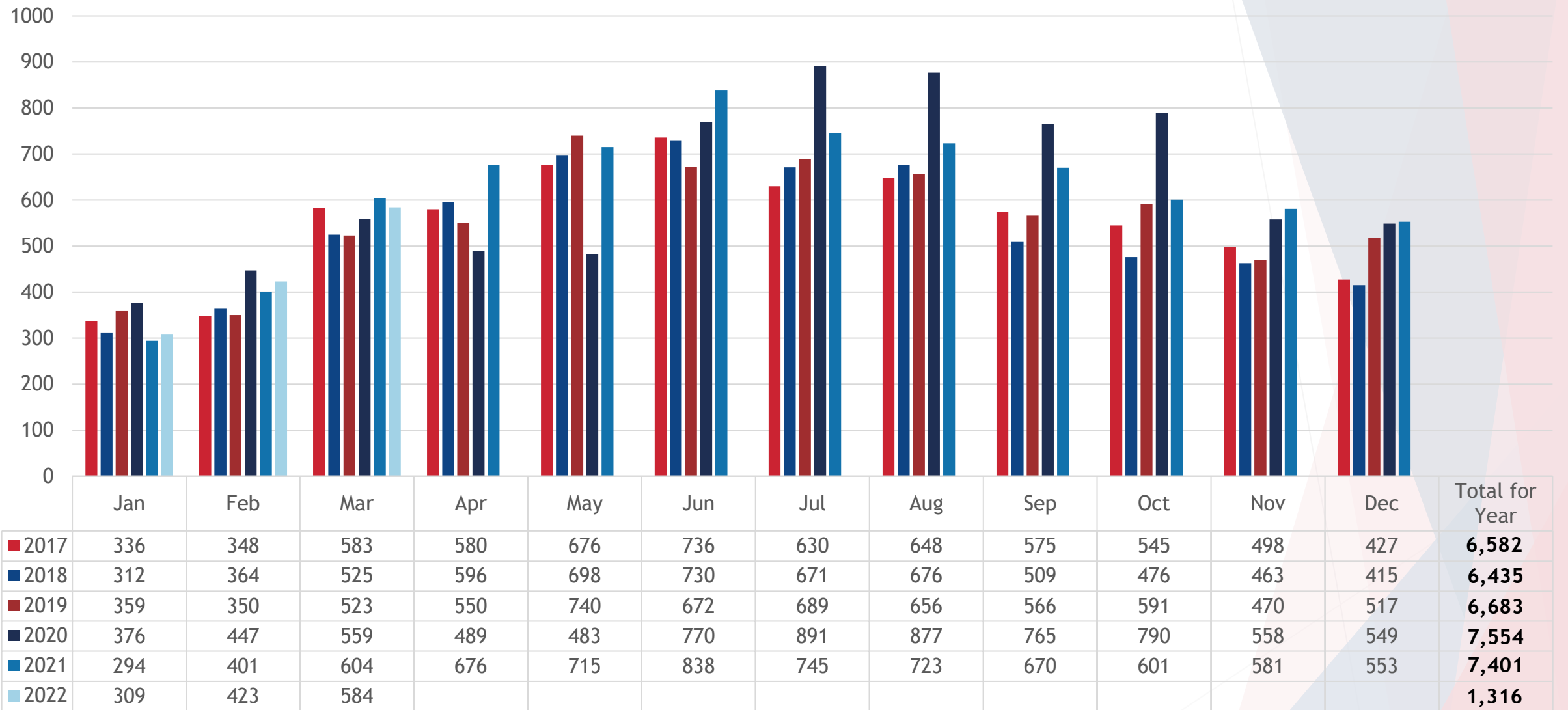
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# NUMBER OF SALES • DETACHED HOMES

DOUGLAS COUNTY, CO



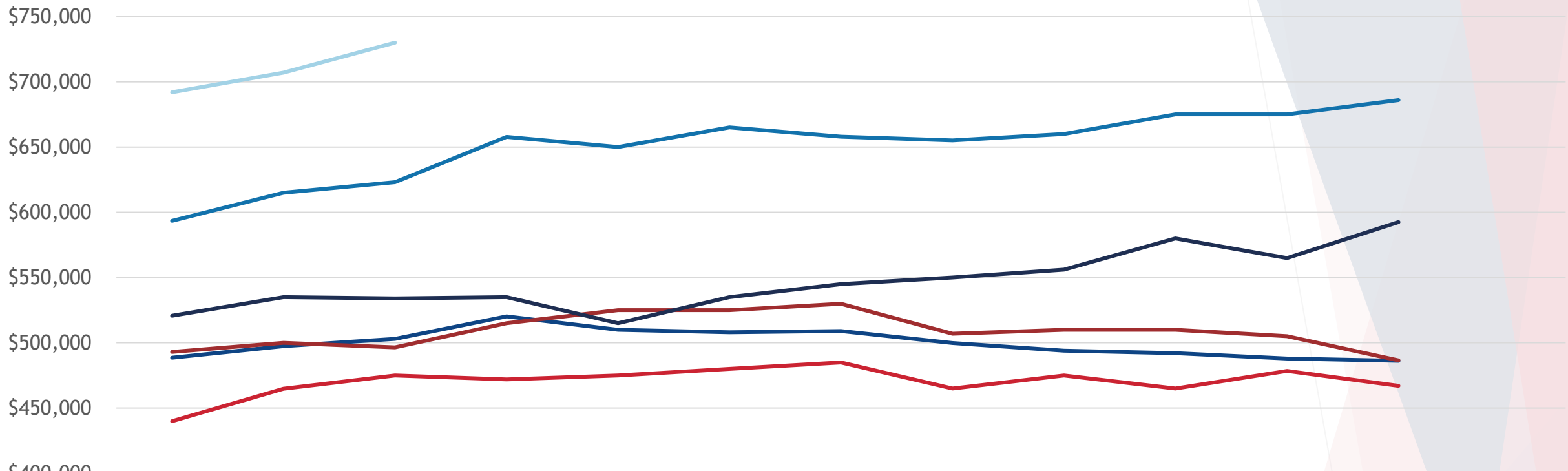
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# MEDIAN SOLD PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Median for Year
2017	\$439,950	\$464,900	\$475,000	\$472,000	\$475,000	\$480,000	\$485,000	\$465,000	\$475,000	\$465,000	\$478,500	\$467,000	<b>\$473,500</b>
2018	\$488,600	\$497,450	\$503,000	\$520,350	\$510,000	\$508,000	\$509,000	\$499,900	\$494,000	\$492,000	\$488,000	\$486,146	<b>\$498,675</b>
2019	\$493,000	\$500,000	\$496,460	\$515,000	\$524,995	\$525,000	\$530,000	\$507,000	\$509,950	\$510,000	\$505,000	\$486,500	<b>\$508,475</b>
2020	\$520,800	\$535,000	\$534,000	\$535,000	\$515,000	\$534,995	\$545,000	\$550,000	\$556,000	\$580,000	\$565,000	\$592,500	<b>\$540,000</b>
2021	\$593,462	\$615,000	\$623,025	\$657,700	\$650,000	\$665,000	\$657,995	\$655,000	\$660,000	\$675,000	\$675,000	\$686,000	<b>\$657,848</b>
2022	\$692,000	\$707,100	\$730,000										<b>\$707,100</b>

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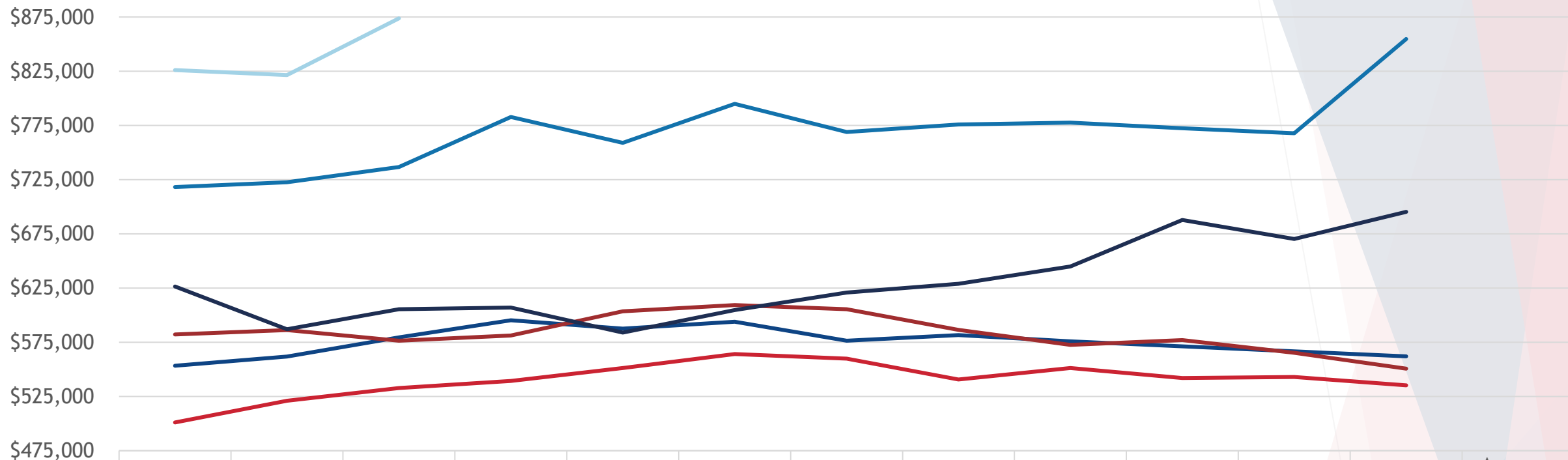


**RE/MAX**  
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# AVERAGE SOLD PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average for Year
— 2017	\$501,068	\$521,032	\$532,799	\$539,349	\$551,285	\$564,096	\$559,976	\$540,555	\$551,189	\$542,016	\$542,974	\$535,335	<b>\$540,140</b>
— 2018	\$553,417	\$561,828	\$579,581	\$595,188	\$587,620	\$593,928	\$576,472	\$581,580	\$575,881	\$571,310	\$566,544	\$562,035	<b>\$575,449</b>
— 2019	\$582,138	\$586,199	\$576,348	\$581,260	\$603,612	\$609,359	\$605,443	\$586,483	\$572,525	\$576,914	\$565,338	\$550,633	<b>\$583,021</b>
— 2020	\$626,512	\$586,928	\$605,540	\$607,005	\$583,896	\$604,652	\$620,921	\$628,852	\$644,830	\$687,738	\$670,291	\$695,246	<b>\$630,201</b>
— 2021	\$718,217	\$722,702	\$736,593	\$782,748	\$758,955	\$794,859	\$768,994	\$775,884	\$777,687	\$772,444	\$767,723	\$854,751	<b>\$769,296</b>
— 2022	\$826,098	\$821,453	\$873,810										<b>\$840,454</b>

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# PERCENT OF SALES BY PRICE RANGE • DETACHED HOMES

DOUGLAS COUNTY, CO

HOME PRICE	2017	2018	2019	2020	2021	2022	Sold (2022)
\$0 - \$149,999	0.02%	0.03%	0.01%	0.00%	0.01%	0.00%	0
\$150,000 - \$199,999	0.00%	0.00%	0.01%	0.00%	0.00%	0.08%	1
\$200,000 - \$249,999	0.15%	0.05%	0.01%	0.01%	0.01%	0.00%	0
\$250,000 - \$299,999	1.11%	0.32%	0.27%	0.12%	0.04%	0.00%	0
<b>Total Under \$300,000</b>	<b>1.28%</b>	<b>0.40%</b>	<b>0.31%</b>	<b>0.13%</b>	<b>0.07%</b>	<b>0.08%</b>	<b>1</b>
\$300,000 - \$349,999	6.41%	2.74%	1.78%	0.66%	0.08%	0.00%	0
\$350,000 - \$399,999	17.21%	12.02%	9.97%	4.01%	0.30%	0.23%	3
\$400,000 - \$449,999	17.12%	17.73%	17.92%	13.37%	2.28%	0.38%	5
\$450,000 - \$499,999	16.10%	16.47%	16.91%	16.60%	6.57%	1.67%	22
<b>Total \$300,000 - \$499,999</b>	<b>56.85%</b>	<b>48.97%</b>	<b>46.58%</b>	<b>34.64%</b>	<b>9.23%</b>	<b>2.28%</b>	<b>30</b>
\$500,000 - \$599,999	19.30%	22.31%	24.25%	27.68%	25.44%	15.20%	200
\$600,000 - \$699,999	8.98%	11.39%	12.03%	15.24%	23.94%	28.72%	378
\$700,000 - \$749,999	2.12%	3.19%	3.05%	4.86%	7.94%	9.88%	130
\$750,000 - \$799,999	2.04%	2.39%	2.35%	3.03%	6.36%	9.12%	120
\$800,000 - \$899,999	2.56%	3.22%	3.09%	4.20%	8.07%	10.79%	142
\$900,000 - \$999,999	2.12%	2.34%	1.85%	2.57%	4.78%	5.93%	78
<b>Total \$500,000 - \$999,999</b>	<b>37.11%</b>	<b>44.84%</b>	<b>46.63%</b>	<b>57.57%</b>	<b>76.54%</b>	<b>79.64%</b>	<b>1,048</b>
\$1,000,000 - \$1,499,999	3.26%	3.98%	4.66%	5.24%	9.01%	11.25%	148
\$1,500,000 - \$1,999,999	0.87%	1.19%	1.27%	1.60%	3.27%	4.33%	57
\$2,000,000 - \$2,999,999	0.49%	0.49%	0.46%	0.69%	1.39%	1.90%	25
\$3,000,000+	0.15%	0.14%	0.09%	0.12%	0.49%	0.53%	7
<b>Total \$1,000,000+</b>	<b>4.76%</b>	<b>5.79%</b>	<b>6.48%</b>	<b>7.65%</b>	<b>14.16%</b>	<b>18.01%</b>	<b>237</b>



## RE/MAX ALLIANCE

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# Attached Single Family Homes

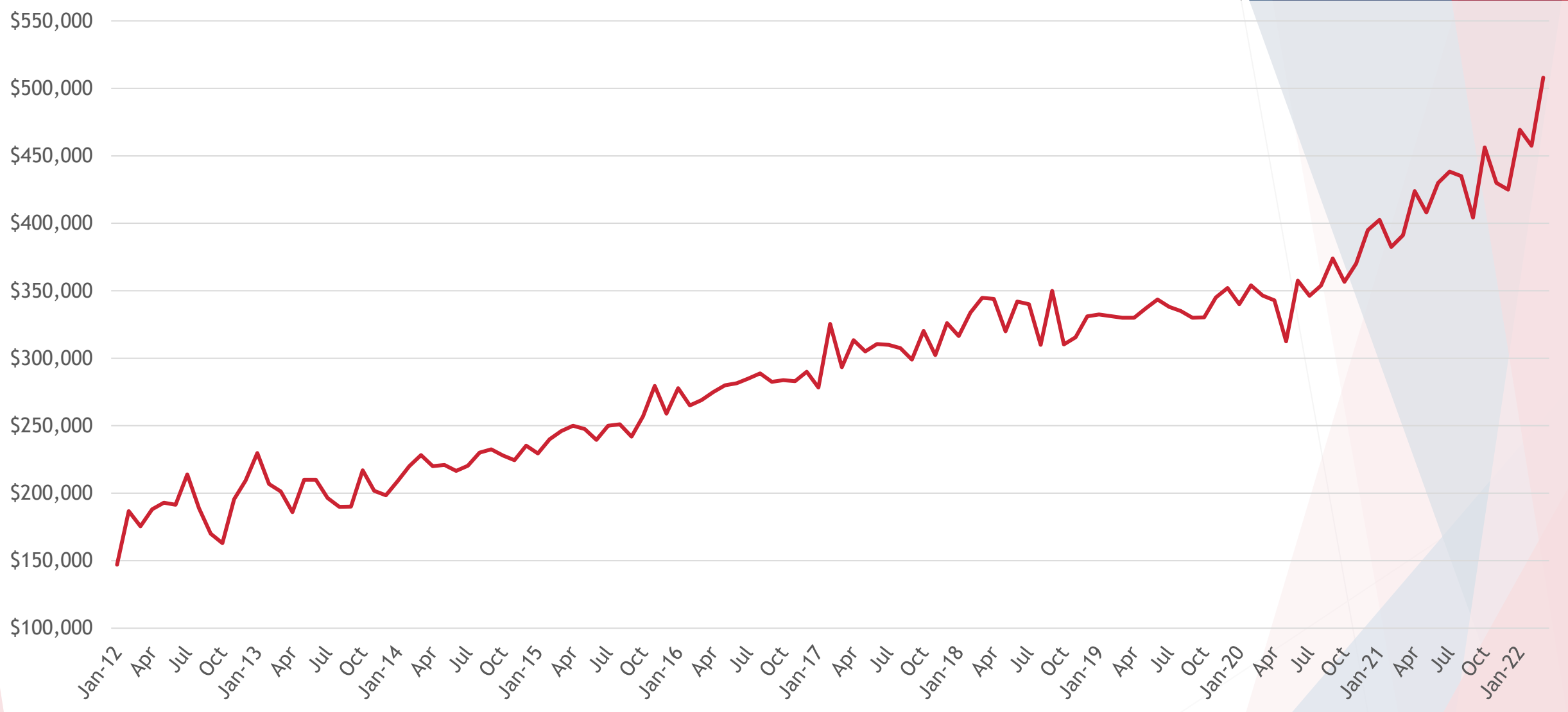
Douglas County, CO • YTD through March 2022



**RE/MAX**  
**ALLIANCE**

# HISTORICAL MEDIAN SALES PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO

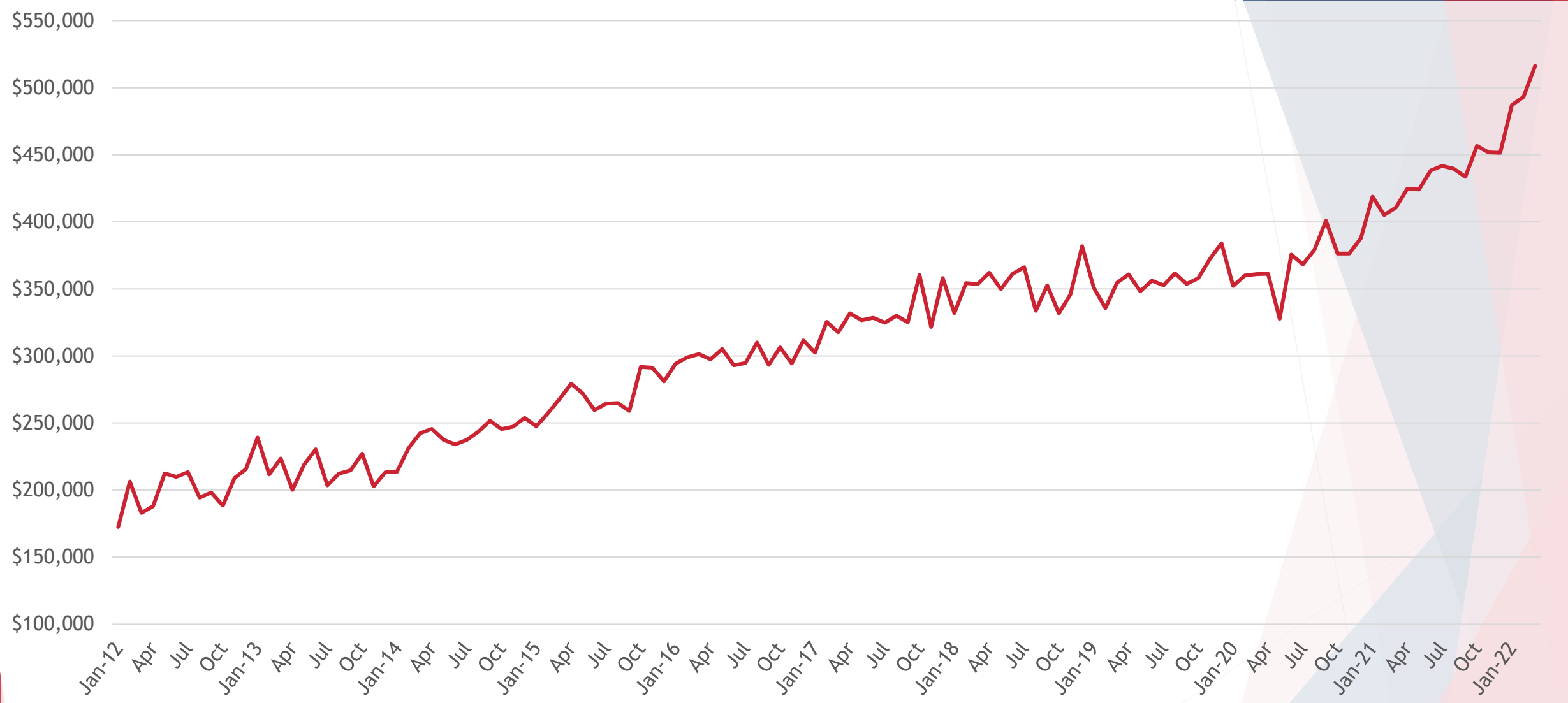


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# HISTORICAL AVERAGE SALES PRICE • ATTACHED HOMES

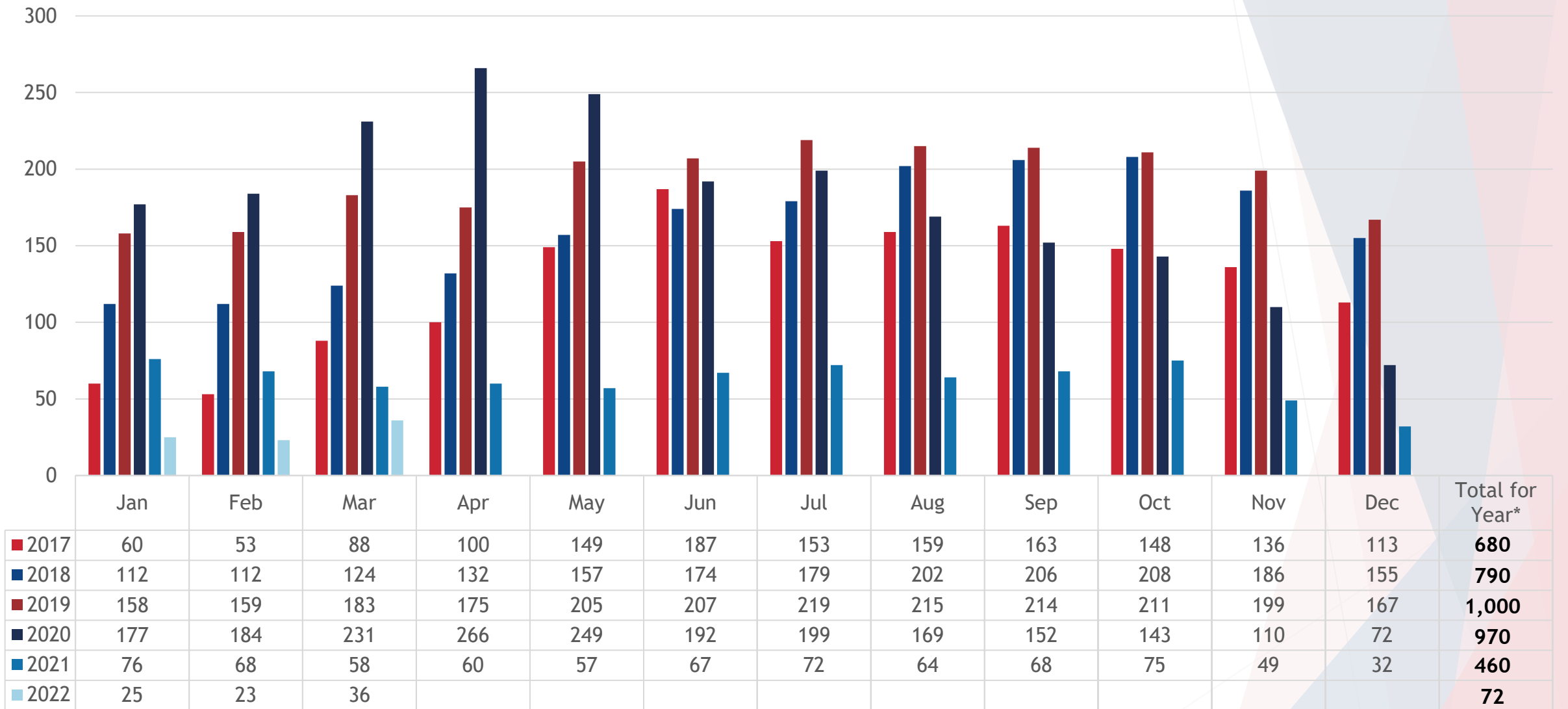


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# RESIDENTIAL INVENTORY • ATTACHED HOMES

DOUGLAS COUNTY, CO



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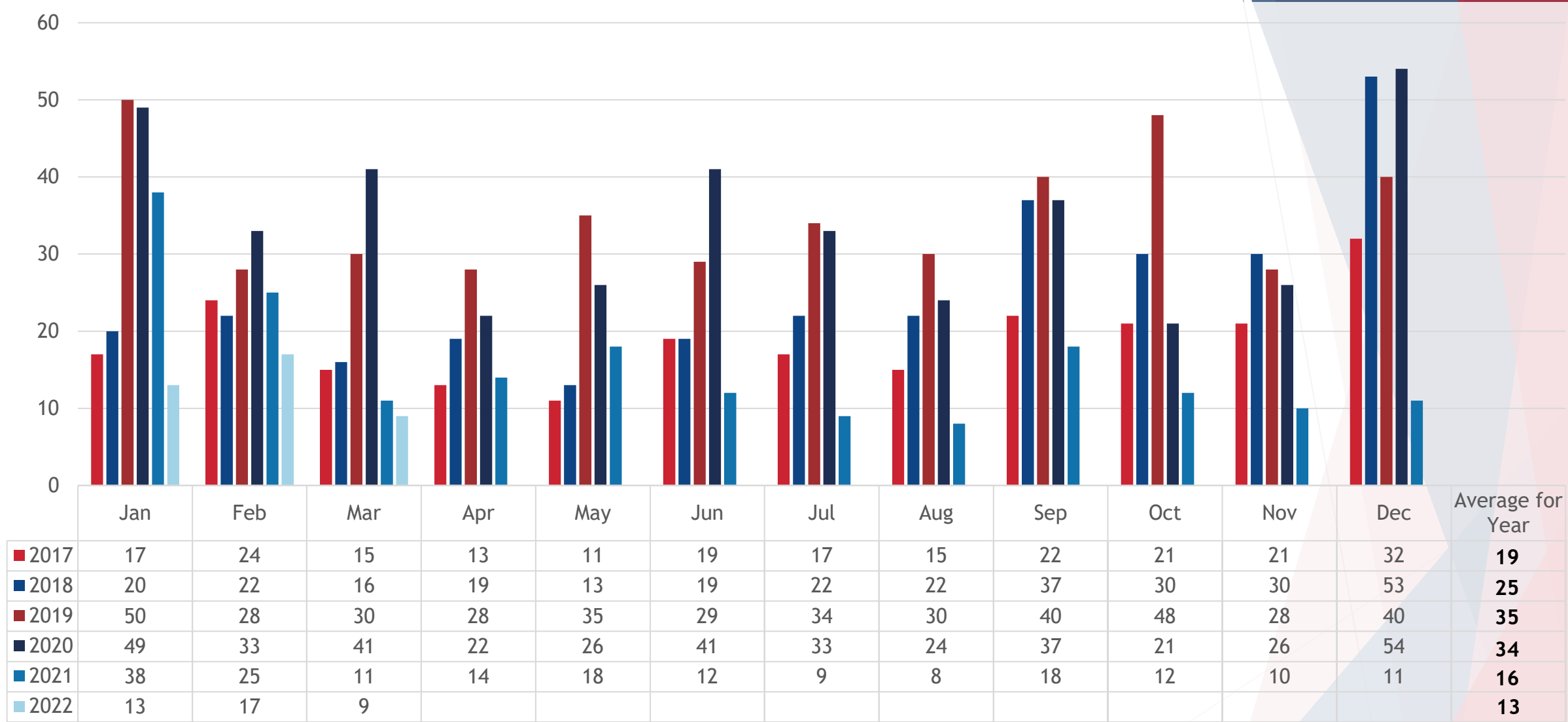
\*Approximate total number of listings for the year



**RE/MAX**  
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# AVERAGE DAYS ON MARKET • ATTACHED HOMES

DOUGLAS COUNTY, CO



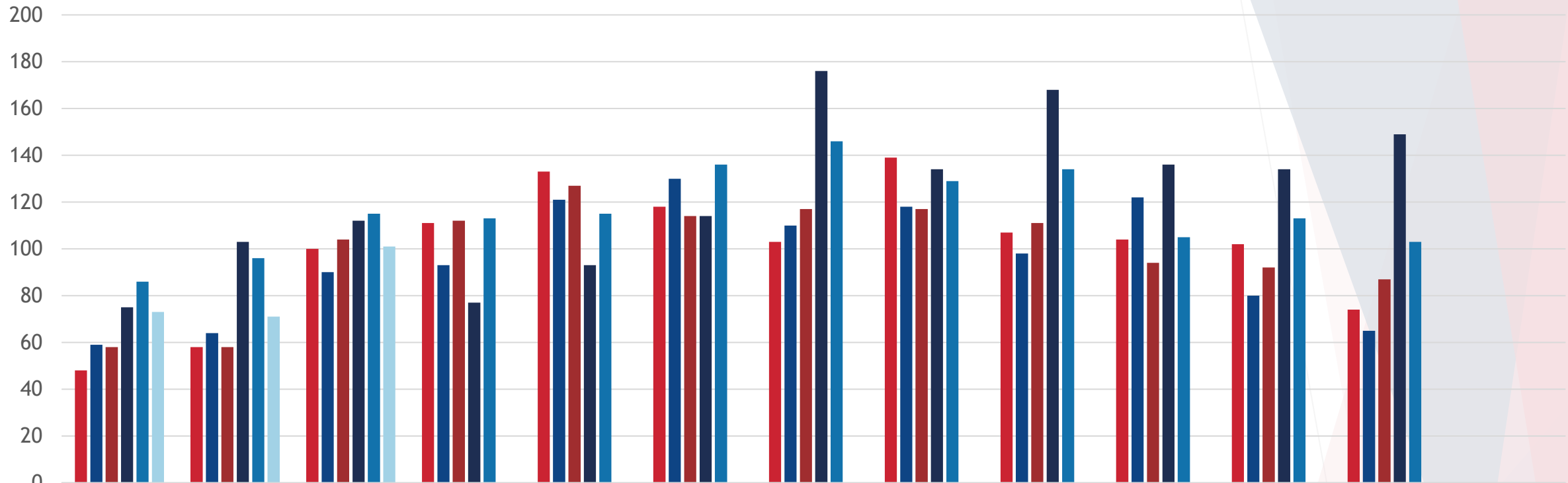
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# NUMBER OF SALES • ATTACHED HOMES

DOUGLAS COUNTY, CO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total for Year
■ 2017	48	58	100	111	133	118	103	139	107	104	102	74	<b>1,197</b>
■ 2018	59	64	90	93	121	130	110	118	98	122	80	65	<b>1,150</b>
■ 2019	58	58	104	112	127	114	117	117	111	94	92	87	<b>1,191</b>
■ 2020	75	103	112	77	93	114	176	134	168	136	134	149	<b>1,471</b>
■ 2021	86	96	115	113	115	136	146	129	134	105	113	103	<b>1,391</b>
■ 2022	73	71	101										<b>245</b>

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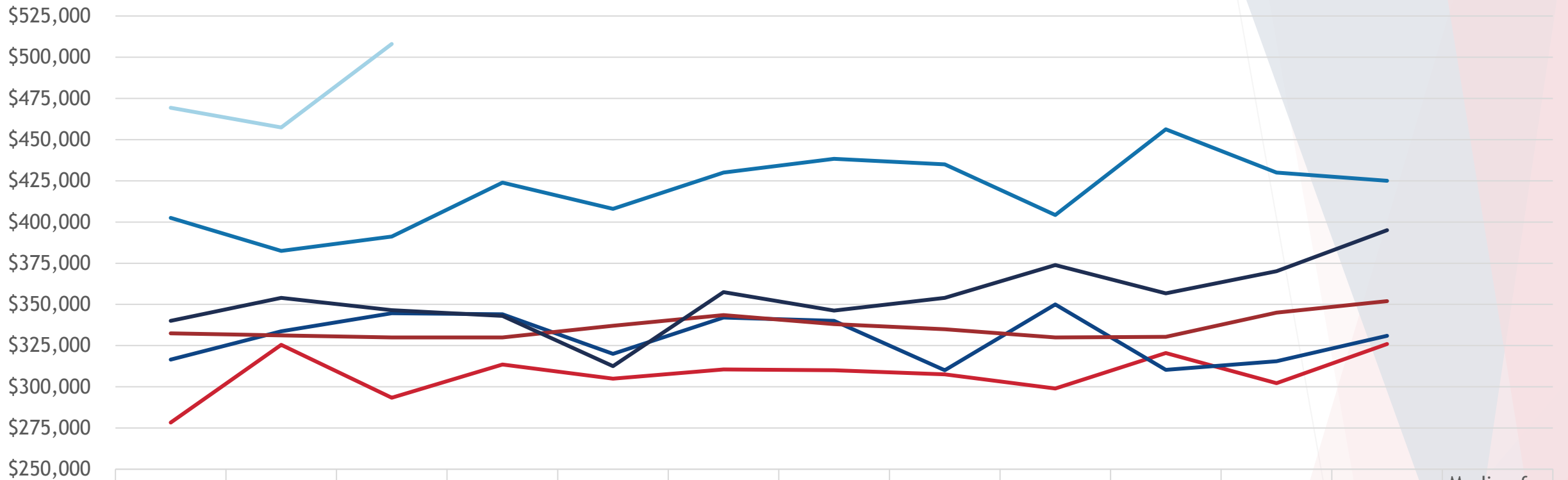


**RE/MAX**  
**ALLIANCE**



# MEDIAN SOLD PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Median for Year
2017	\$278,300	\$325,500	\$293,400	\$313,500	\$305,000	\$310,500	\$310,000	\$307,500	\$299,000	\$320,500	\$302,250	\$326,000	<b>\$308,750</b>
2018	\$316,500	\$333,750	\$344,688	\$344,000	\$320,000	\$342,000	\$340,000	\$310,000	\$350,000	\$310,293	\$315,500	\$331,000	<b>\$332,375</b>
2019	\$332,500	\$331,250	\$329,950	\$330,000	\$337,000	\$343,500	\$338,000	\$335,000	\$330,000	\$330,384	\$345,000	\$352,000	<b>\$333,750</b>
2020	\$340,000	\$354,000	\$346,500	\$343,000	\$312,500	\$357,500	\$346,250	\$353,950	\$373,950	\$356,671	\$370,130	\$395,000	<b>\$353,975</b>
2021	\$402,494	\$382,500	\$391,220	\$423,880	\$408,000	\$430,000	\$438,328	\$435,000	\$404,228	\$456,250	\$430,000	\$425,000	<b>\$424,440</b>
2022	\$469,325	\$457,460	\$508,000										<b>\$469,325</b>

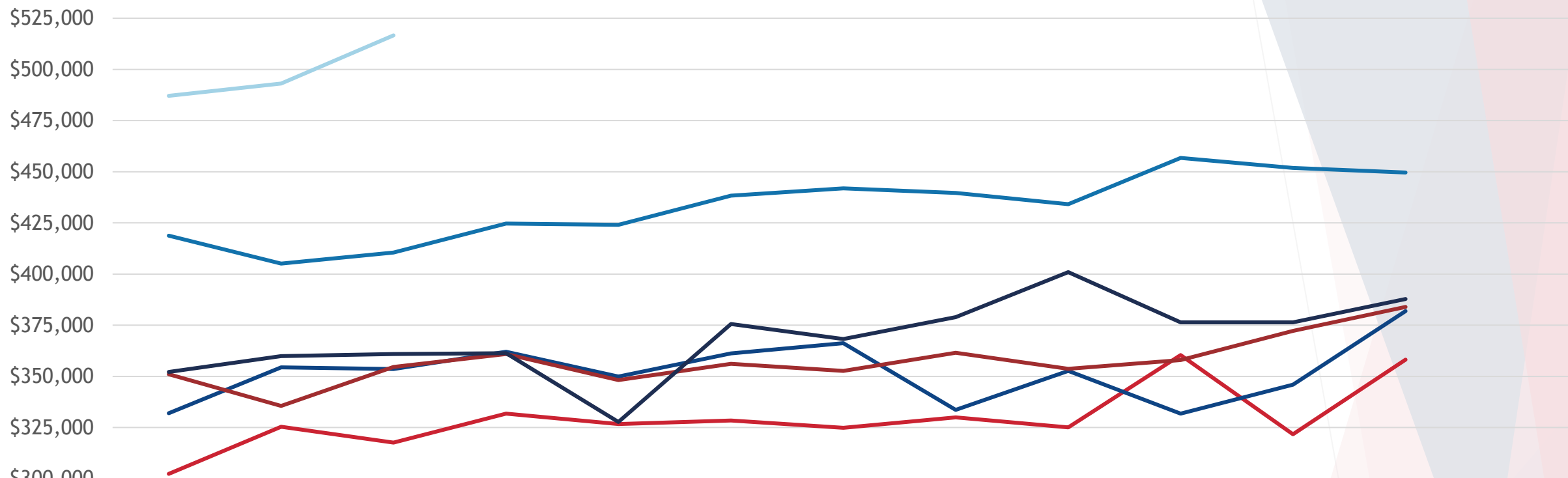
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# AVERAGE SOLD PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average for Year
2017	\$302,427	\$325,439	\$317,710	\$331,842	\$326,728	\$328,505	\$324,843	\$329,996	\$325,082	\$360,422	\$321,687	\$358,162	<b>\$329,404</b>
2018	\$332,045	\$354,374	\$353,596	\$362,068	\$349,896	\$361,201	\$366,211	\$333,639	\$352,663	\$331,767	\$345,991	\$381,937	<b>\$352,116</b>
2019	\$351,013	\$335,583	\$354,665	\$360,939	\$348,231	\$356,121	\$352,719	\$361,585	\$353,691	\$358,021	\$372,260	\$383,984	<b>\$357,401</b>
2020	\$352,198	\$359,924	\$360,986	\$361,356	\$327,793	\$375,572	\$368,312	\$378,929	\$400,910	\$376,379	\$376,395	\$387,827	<b>\$368,882</b>
2021	\$418,824	\$405,174	\$410,569	\$424,713	\$424,125	\$438,355	\$441,869	\$439,617	\$434,148	\$456,778	\$451,890	\$449,653	<b>\$432,976</b>
2022	\$487,076	\$493,167	\$516,596										<b>\$498,946</b>

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## PERCENT OF SALES BY PRICE RANGE • ATTACHED HOMES

HOME PRICE	2017	2018	2019	2020	2021	2022	Solds (2022)
\$0 - \$149,999	1.07%	0.17%	0.00%	0.07%	0.00%	0.00%	0
\$150,000 - \$199,999	3.87%	1.71%	2.00%	1.43%	0.43%	0.41%	1
\$200,000 - \$249,999	17.07%	8.28%	8.32%	3.74%	2.08%	0.41%	1
\$250,000 - \$299,999	24.81%	24.83%	22.88%	17.47%	5.75%	2.86%	7
<b>Total Under \$300,000</b>	<b>46.83%</b>	<b>34.98%</b>	<b>33.19%</b>	<b>22.71%</b>	<b>8.27%</b>	<b>3.67%</b>	<b>9</b>
\$300,000 - \$349,999	19.79%	24.15%	22.38%	25.08%	15.89%	4.49%	11
\$350,000 - \$399,999	13.93%	15.02%	16.14%	17.34%	19.77%	13.88%	34
\$400,000 - \$449,999	8.33%	11.86%	14.31%	17.27%	15.46%	18.37%	45
\$450,000 - \$499,999	3.46%	6.40%	5.91%	9.59%	16.68%	15.10%	37
<b>Total \$300,000 - \$499,999</b>	<b>45.51%</b>	<b>57.42%</b>	<b>58.74%</b>	<b>69.27%</b>	<b>67.79%</b>	<b>51.84%</b>	<b>127</b>
\$500,000 - \$599,999	3.63%	4.27%	4.16%	4.89%	16.89%	27.35%	67
\$600,000 - \$699,999	2.14%	1.37%	1.75%	1.77%	3.52%	10.20%	25
\$700,000 - \$749,999	0.82%	0.43%	1.00%	0.20%	1.37%	1.22%	3
\$750,000 - \$799,999	0.41%	0.60%	0.33%	0.41%	0.43%	2.45%	6
\$800,000 - \$899,999	0.66%	0.51%	0.58%	0.41%	1.08%	0.00%	0
\$900,000 - \$999,999	0.00%	0.43%	0.25%	0.34%	0.22%	1.63%	4
<b>Total \$500,000 - \$999,999</b>	<b>7.67%</b>	<b>7.59%</b>	<b>8.07%</b>	<b>8.02%</b>	<b>23.51%</b>	<b>42.86%</b>	<b>105</b>
\$1,000,000 - \$1,499,999	0.00%	0.00%	0.00%	0.00%	0.36%	1.63%	4
\$1,500,000 - \$1,999,999	0.00%	0.00%	0.00%	0.00%	0.07%	0.00%	0
\$2,000,000 - \$2,999,999	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
\$3,000,000+	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
<b>Total \$1,000,000+</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.43%</b>	<b>1.63%</b>	<b>4</b>



# RE/MAX ALLIANCE

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