

Douglas County, CO

Residential Market Statistics

Year to Date through March 2023

Provided By:



Broker Owner

ABR, CDPE, CLHMS, CRS, GRI, SFR, Circle of Legends

(303)805-4333

jace@jaceglick.com

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Each office independently owned & operated

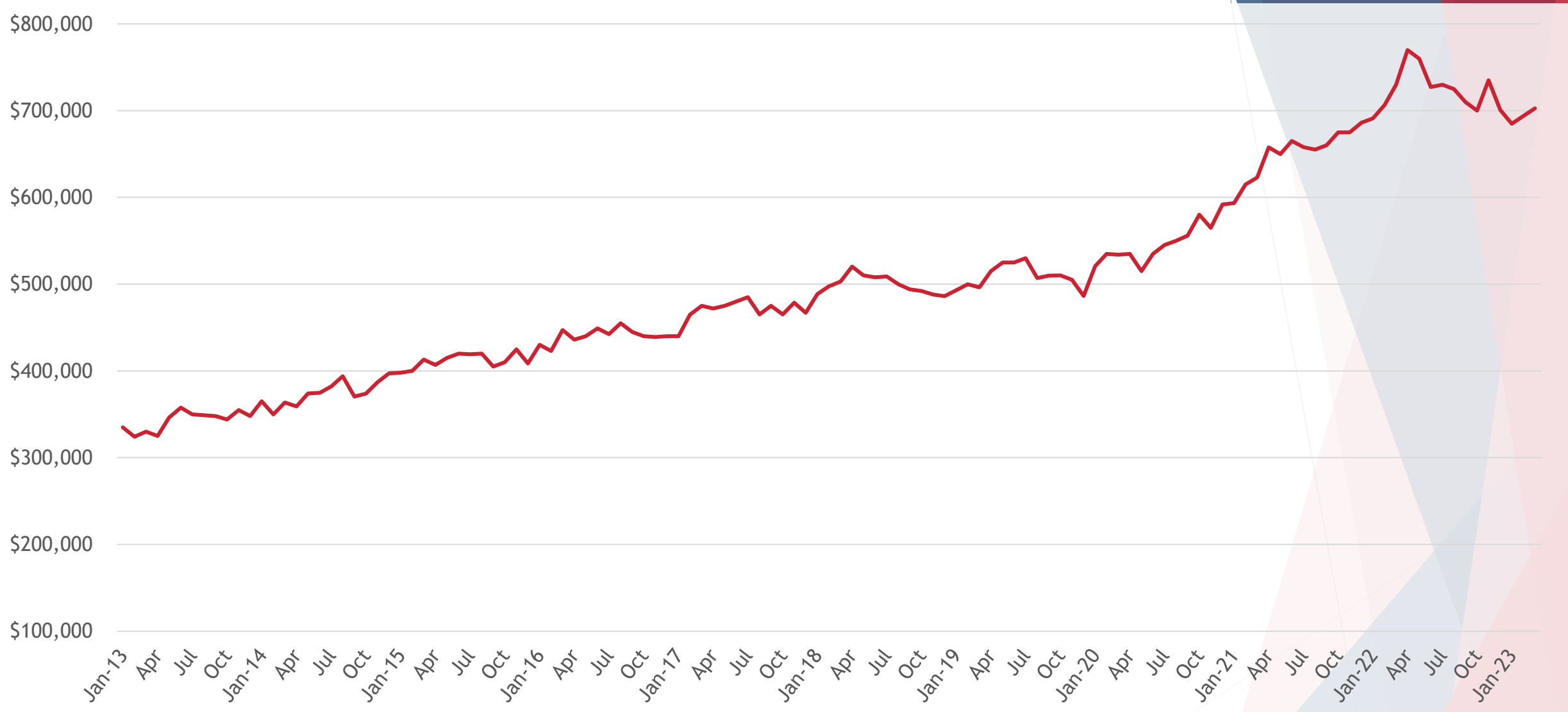
Detached Single Family Homes

Douglas County, CO • YTD through March 2023



HISTORICAL MEDIAN SALES PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



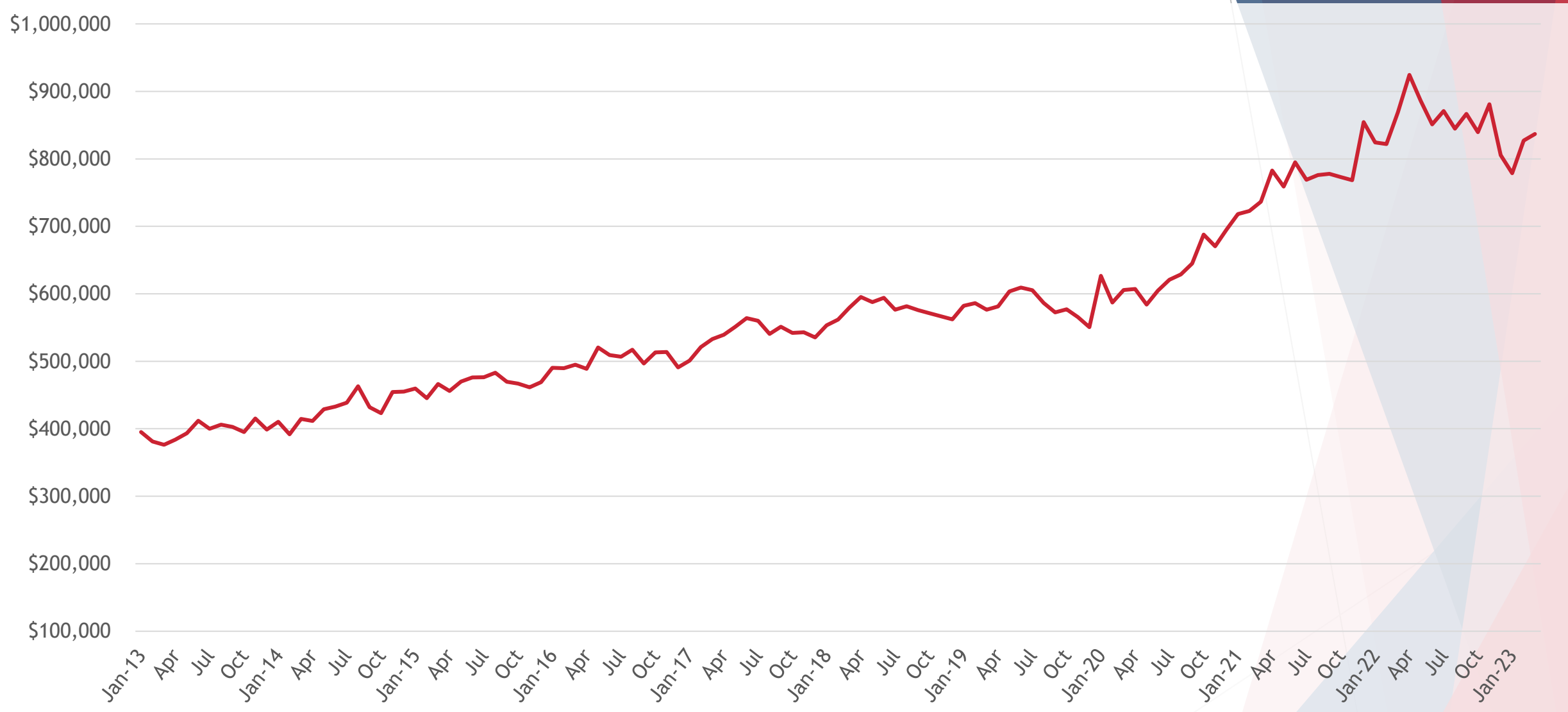
Based on information from REcolorado®, Inc. for the period January 1st 2013 through March 31st 2023 of detached single family homes in Douglas County, CO • Not all properties were listed and/or sold by RE/MAX Alliance. • This representation is based in whole or in part on content supplied by REcolorado®, 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



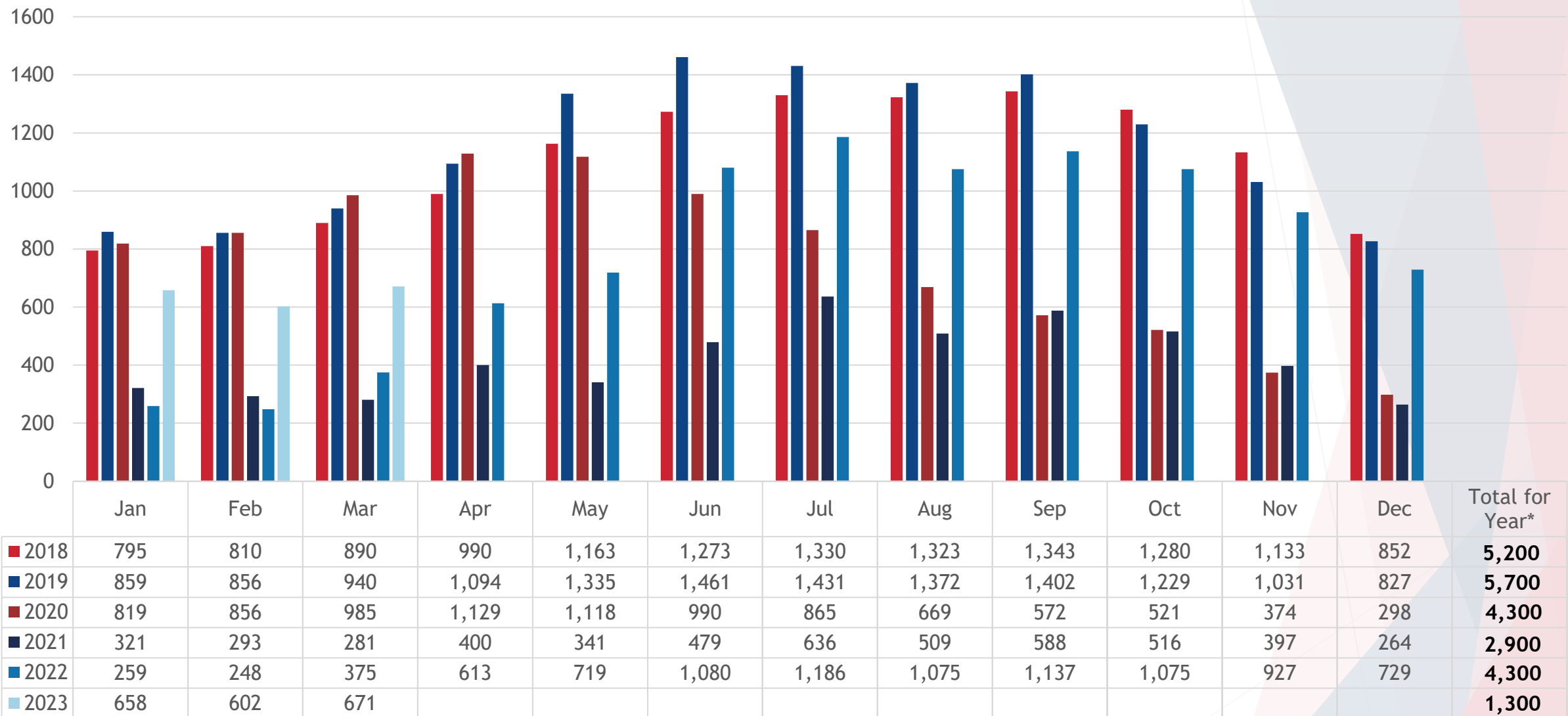
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RESIDENTIAL INVENTORY • DETACHED HOMES

DOUGLAS COUNTY, CO



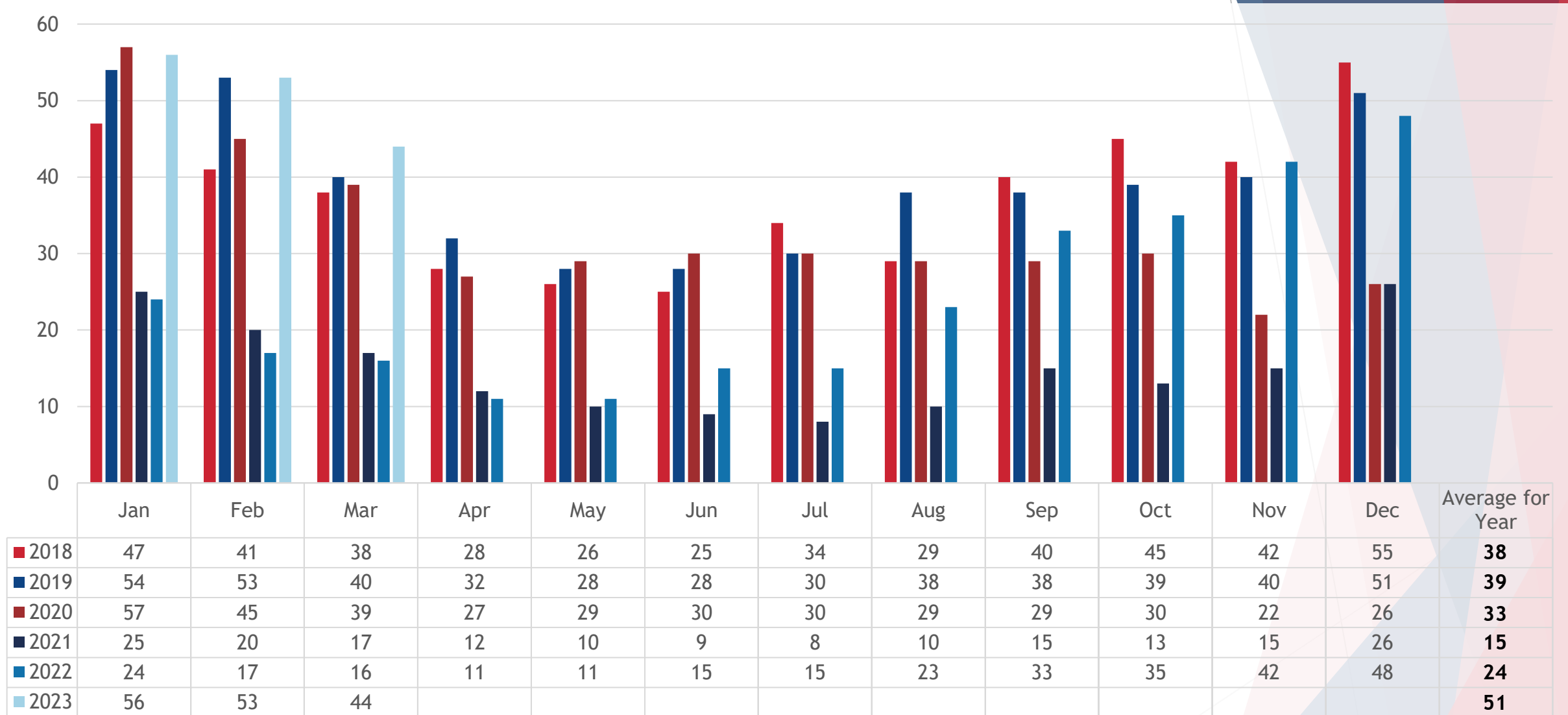
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*Approximate total number of listings for year.



AVERAGE DAYS ON MARKET • DETACHED HOMES

DOUGLAS COUNTY, CO

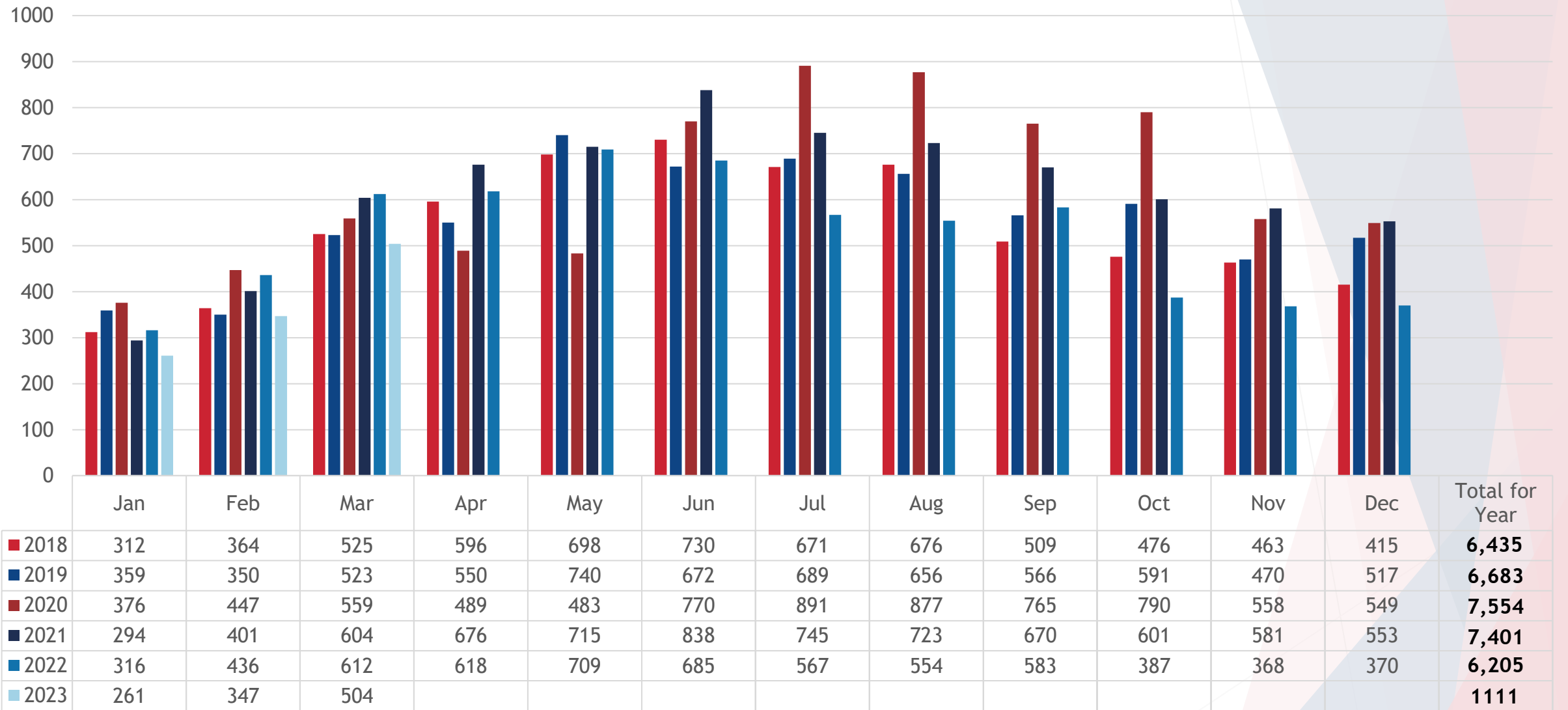


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NUMBER OF SALES • DETACHED HOMES

DOUGLAS COUNTY, CO

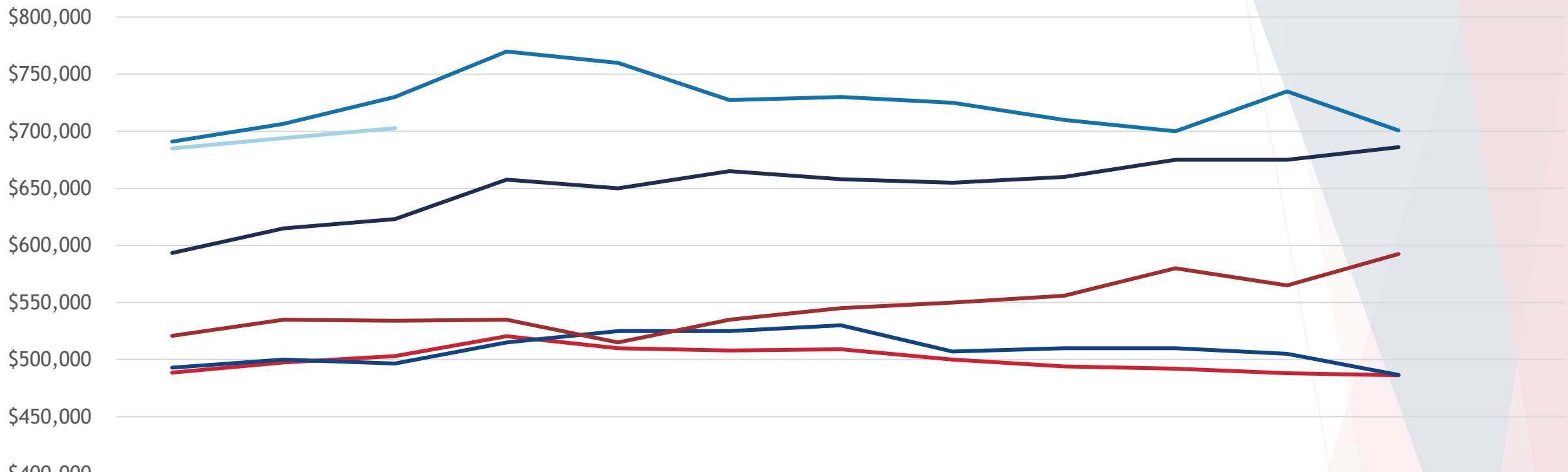


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MEDIAN SOLD PRICE • DETACHED HOMES

DOUGLAS COUNTY, CO



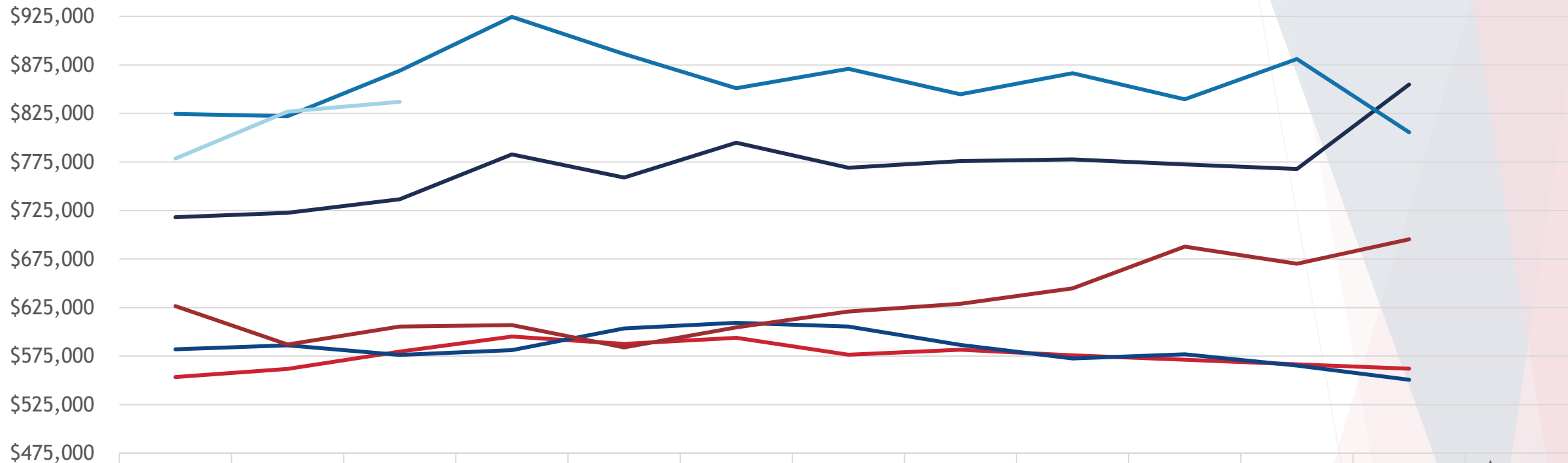
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Median for Year
— 2018	\$488,600	\$497,450	\$503,000	\$520,350	\$510,000	\$508,000	\$509,000	\$499,900	\$494,000	\$492,000	\$488,000	\$486,146	\$498,675
— 2019	\$493,000	\$500,000	\$496,460	\$515,000	\$524,995	\$525,000	\$530,000	\$507,000	\$509,950	\$510,000	\$505,000	\$486,500	\$508,475
— 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	\$540,000
— 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	\$657,848
— 2022	\$691,000	\$706,550	\$730,000	\$769,950	\$760,000	\$727,300	\$730,000	\$725,000	\$710,000	\$700,000	\$735,000	\$700,750	\$726,150
— 2023	\$685,000	\$694,000	\$702,750										\$694,000

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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
— 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	\$575,449
— 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	\$583,021
— 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	\$630,201
— 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	\$769,296
— 2022	\$824,444	\$822,074	\$869,089	\$924,597	\$886,204	\$850,997	\$870,963	\$844,824	\$866,552	\$839,506	\$881,064	\$805,541	\$857,155
— 2023	\$778,624	\$826,964	\$836,958										\$814,182

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PERCENT OF SALES BY PRICE RANGE • DETACHED HOMES

DOUGLAS COUNTY, CO

HOME PRICE	2018	2019	2020	2021	2022	2023	Solds (2023)
\$0 - \$149,999	0.03%	0.01%	0.00%	0.01%	0.00%	0.00%	0
\$150,000 - \$199,999	0.00%	0.01%	0.00%	0.00%	0.02%	0.00%	0
\$200,000 - \$249,999	0.05%	0.01%	0.01%	0.01%	0.02%	0.00%	0
\$250,000 - \$299,999	0.32%	0.27%	0.12%	0.04%	0.03%	0.00%	0
Total Under \$300,000	0.40%	0.31%	0.13%	0.07%	0.06%	0.00%	0
\$300,000 - \$349,999	2.74%	1.78%	0.66%	0.08%	0.02%	0.18%	2
\$350,000 - \$399,999	12.02%	9.97%	4.01%	0.30%	0.08%	0.09%	1
\$400,000 - \$449,999	17.73%	17.92%	13.37%	2.28%	0.40%	0.81%	9
\$450,000 - \$499,999	16.47%	16.91%	16.60%	6.57%	1.56%	2.79%	31
Total \$300,000 - \$499,999	48.97%	46.58%	34.64%	9.23%	2.06%	3.87%	43
\$500,000 - \$599,999	22.31%	24.25%	27.68%	25.44%	14.92%	19.78%	220
\$600,000 - \$699,999	11.39%	12.03%	15.24%	23.94%	26.40%	27.79%	309
\$700,000 - \$749,999	3.19%	3.05%	4.86%	7.94%	10.26%	10.61%	118
\$750,000 - \$799,999	2.39%	2.35%	3.03%	6.36%	8.76%	7.01%	78
\$800,000 - \$899,999	3.22%	3.09%	4.20%	8.07%	12.19%	10.34%	115
\$900,000 - \$999,999	2.34%	1.85%	2.57%	4.78%	6.69%	4.59%	51
Total \$500,000 - \$999,999	44.84%	46.63%	57.57%	76.54%	79.23%	80.13%	891
\$1,000,000 - \$1,499,999	3.98%	4.66%	5.24%	9.01%	11.60%	9.89%	110
\$1,500,000 - \$1,999,999	1.19%	1.27%	1.60%	3.27%	4.18%	3.33%	37
\$2,000,000 - \$2,999,999	0.49%	0.46%	0.69%	1.39%	2.06%	2.16%	24
\$3,000,000+	0.14%	0.09%	0.12%	0.49%	0.81%	0.63%	7
Total \$1,000,000+	5.79%	6.48%	7.65%	14.16%	18.65%	16.01%	178

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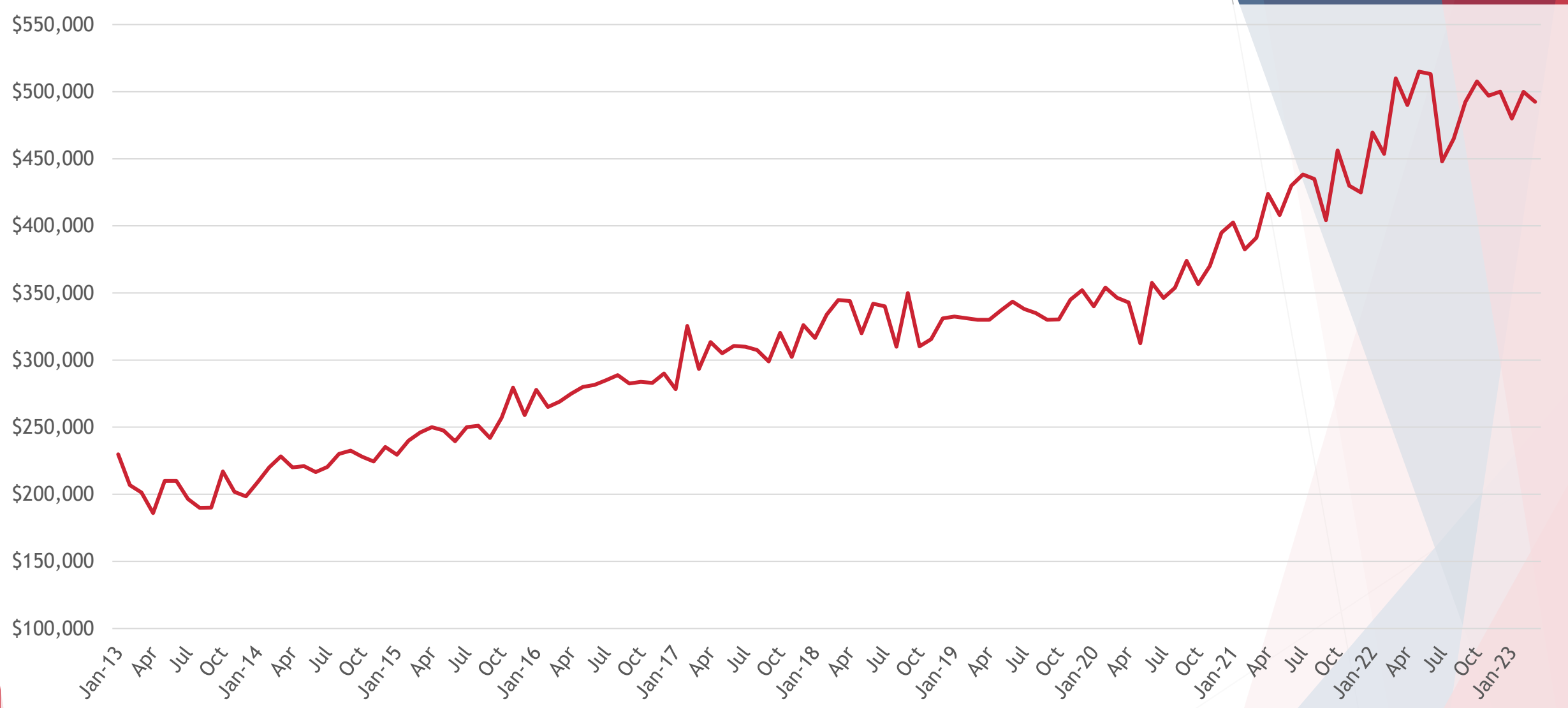
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Attached Single Family Homes

Douglas County, CO • YTD through March 2023

HISTORICAL MEDIAN SALES PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO



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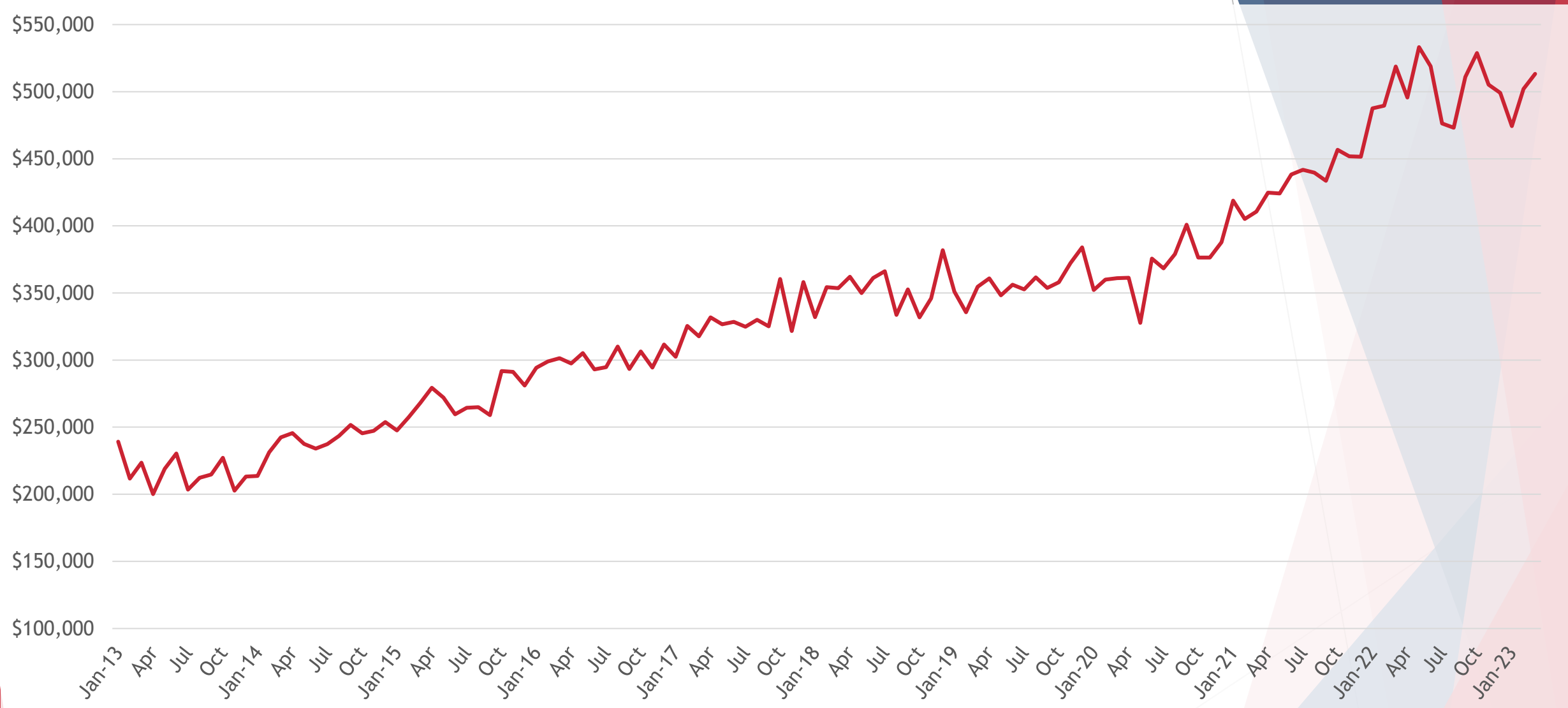
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HISTORICAL AVERAGE SALES PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO



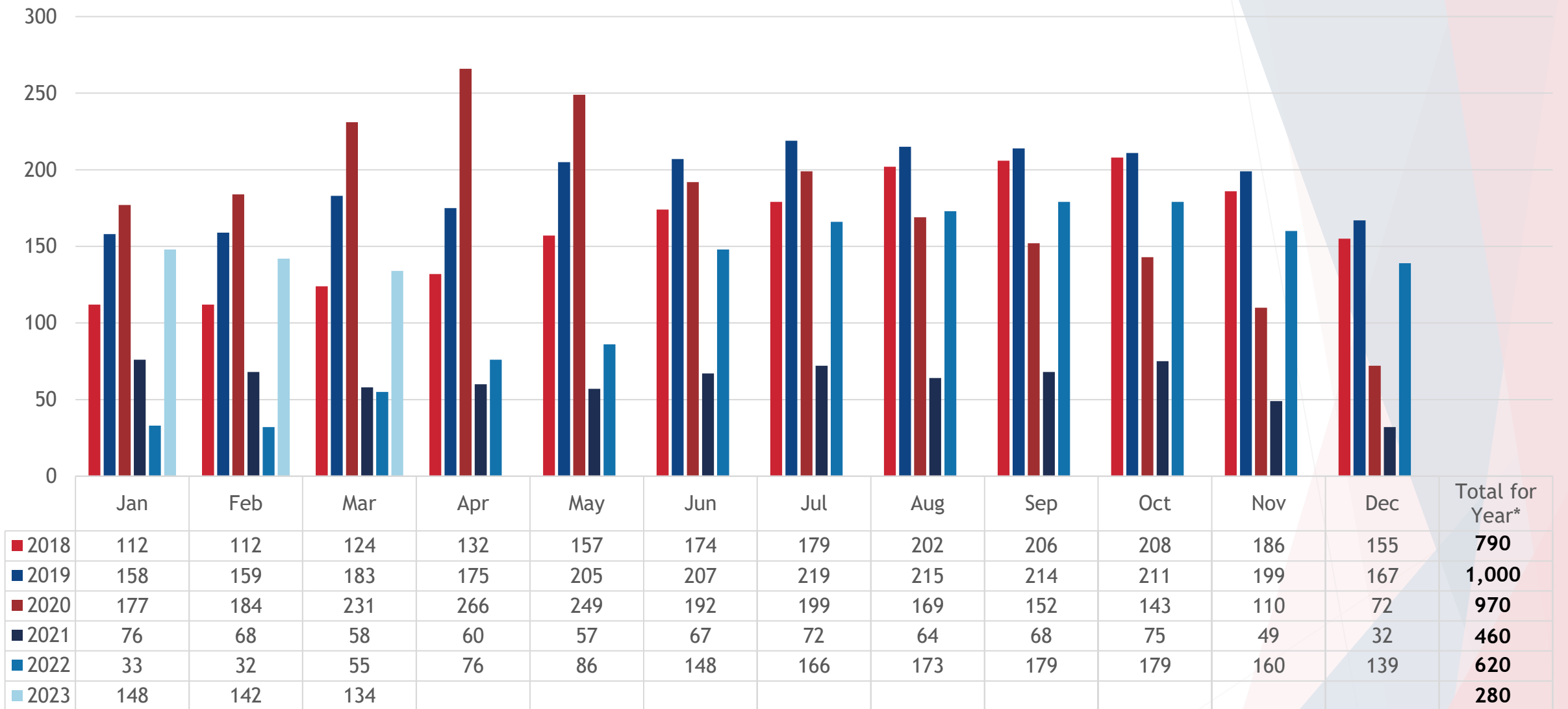
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RESIDENTIAL INVENTORY • ATTACHED HOMES

DOUGLAS COUNTY, CO

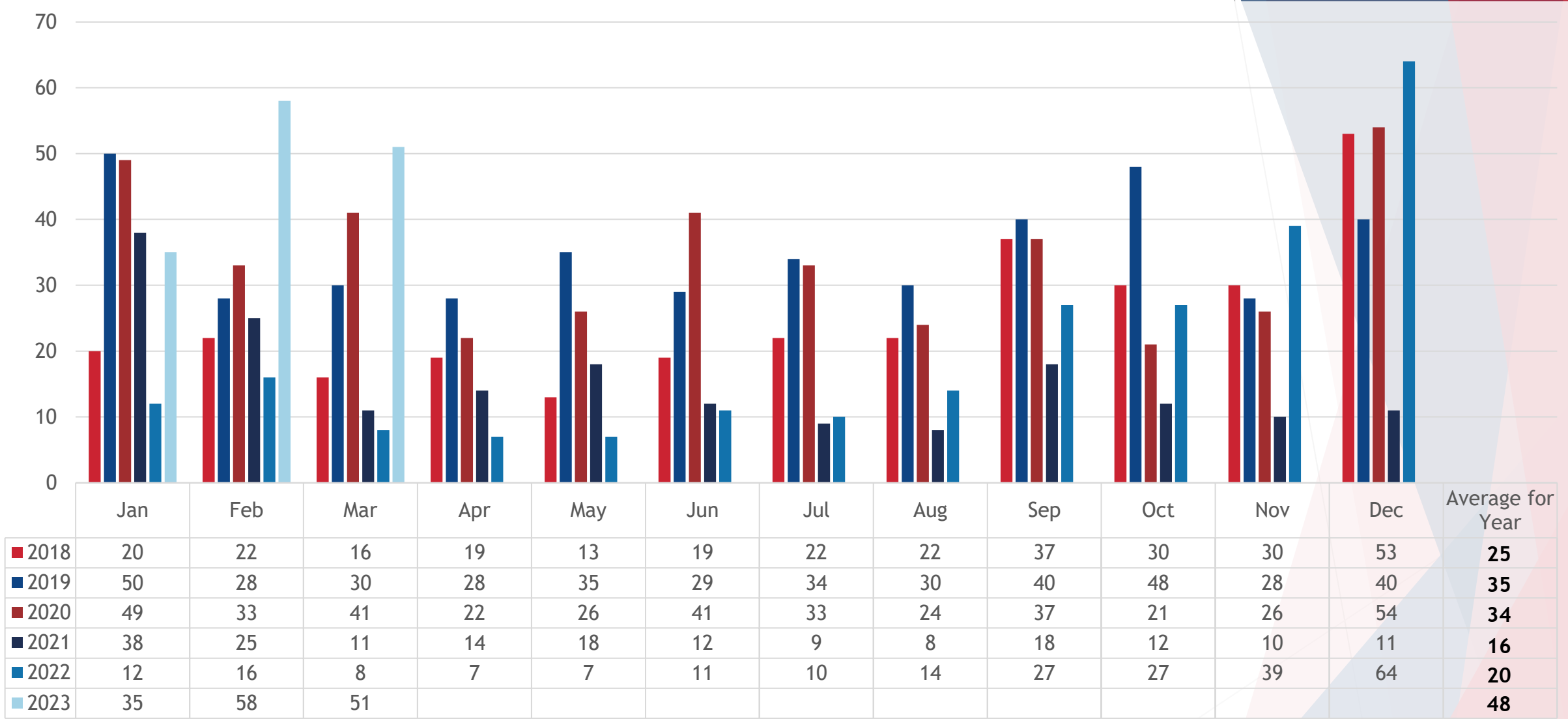


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AVERAGE DAYS ON MARKET • ATTACHED HOMES

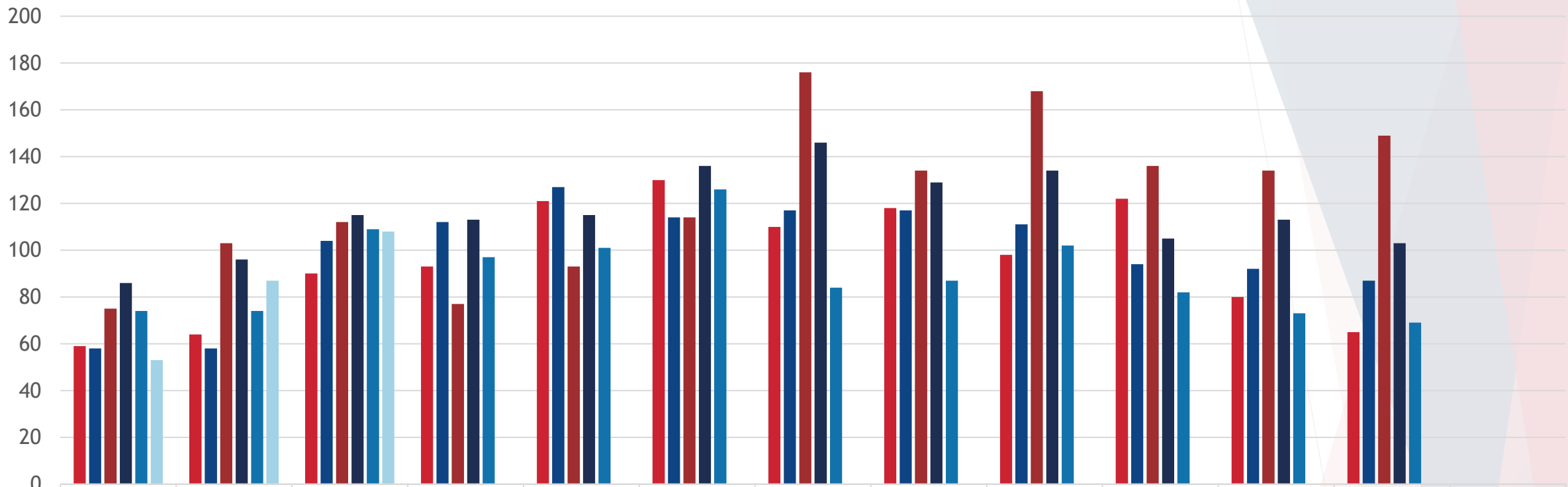
DOUGLAS COUNTY, CO



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NUMBER OF SALES • ATTACHED HOMES



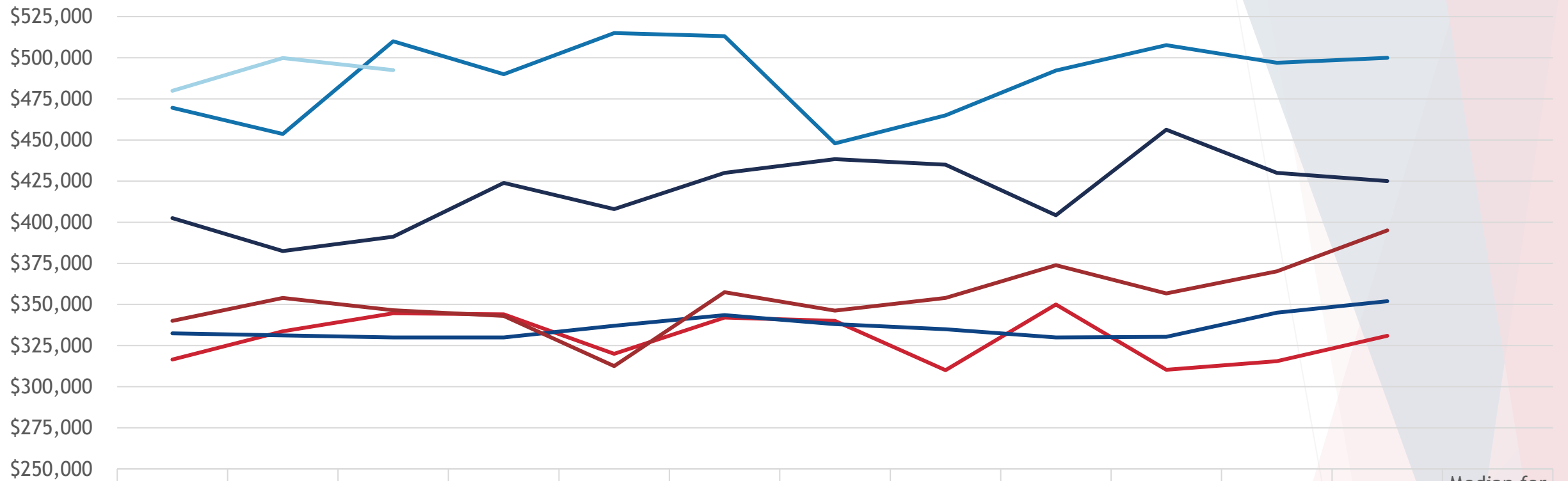
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total for Year
■ 2018	59	64	90	93	121	130	110	118	98	122	80	65	1,150
■ 2019	58	58	104	112	127	114	117	117	111	94	92	87	1,191
■ 2020	75	103	112	77	93	114	176	134	168	136	134	149	1,471
■ 2021	86	96	115	113	115	136	146	129	134	105	113	103	1,391
■ 2022	74	74	109	97	101	126	84	87	102	82	73	69	1,078
■ 2023	53	87	108										248

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MEDIAN SOLD PRICE • ATTACHED HOMES

DOUGLAS COUNTY, CO



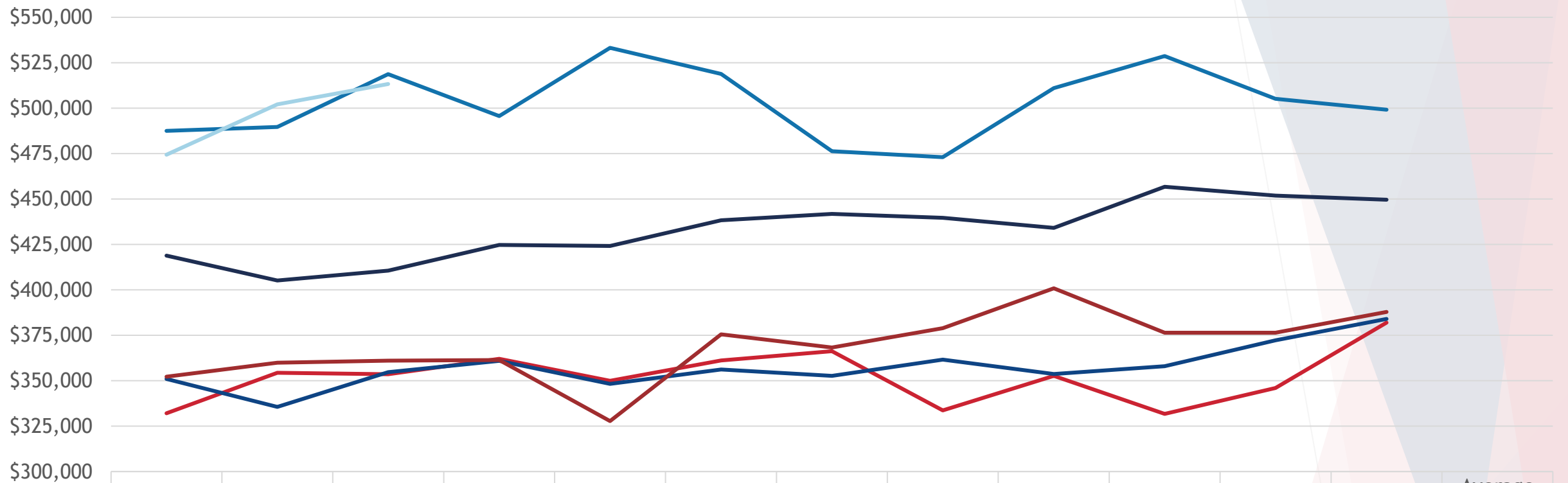
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Median for Year
— 2018	\$316,500	\$333,750	\$344,688	\$344,000	\$320,000	\$342,000	\$340,000	\$310,000	\$350,000	\$310,293	\$315,500	\$331,000	\$332,375
— 2019	\$332,500	\$331,250	\$329,950	\$330,000	\$337,000	\$343,500	\$338,000	\$335,000	\$330,000	\$330,384	\$345,000	\$352,000	\$333,750
— 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	\$353,975
— 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	\$424,440
— 2022	\$469,663	\$453,730	\$510,000	\$490,000	\$515,000	\$513,106	\$448,000	\$465,000	\$492,250	\$507,738	\$497,000	\$500,000	\$494,625
— 2023	\$479,990	\$499,900	\$492,495										\$492,495

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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
— 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	\$352,116
— 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	\$357,401
— 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	\$368,882
— 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	\$432,976
— 2022	\$487,521	\$489,634	\$518,808	\$495,693	\$533,193	\$518,907	\$476,356	\$473,086	\$511,036	\$528,773	\$505,209	\$499,156	\$503,114
— 2023	\$474,387	\$502,095	\$513,315										\$496,599

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PERCENT OF SALES BY PRICE RANGE • ATTACHED HOMES

DOUGLAS COUNTY, CO

HOME PRICE	2018	2019	2020	2021	2022	2023	Solds (2023)
\$0 - \$149,999	0.17%	0.00%	0.07%	0.00%	0.00%	0.00%	0
\$150,000 - \$199,999	1.71%	2.00%	1.43%	0.43%	0.09%	0.00%	0
\$200,000 - \$249,999	8.28%	8.32%	3.74%	2.08%	1.02%	1.21%	3
\$250,000 - \$299,999	24.83%	22.88%	17.47%	5.75%	2.14%	1.61%	4
Total Under \$300,000	34.98%	33.19%	22.71%	8.27%	3.26%	2.82%	7
\$300,000 - \$349,999	24.15%	22.38%	25.08%	15.89%	5.67%	7.26%	18
\$350,000 - \$399,999	15.02%	16.14%	17.34%	19.77%	12.28%	14.52%	36
\$400,000 - \$449,999	11.86%	14.31%	17.27%	15.46%	15.44%	11.69%	29
\$450,000 - \$499,999	6.40%	5.91%	9.59%	16.68%	16.00%	17.74%	44
Total \$300,000 - \$499,999	57.42%	58.74%	69.27%	67.79%	49.40%	51.21%	127
\$500,000 - \$599,999	4.27%	4.16%	4.89%	16.89%	27.53%	30.65%	76
\$600,000 - \$699,999	1.37%	1.75%	1.77%	3.52%	12.74%	7.66%	19
\$700,000 - \$749,999	0.43%	1.00%	0.20%	1.37%	3.35%	2.02%	5
\$750,000 - \$799,999	0.60%	0.33%	0.41%	0.43%	1.49%	2.02%	5
\$800,000 - \$899,999	0.51%	0.58%	0.41%	1.08%	0.74%	1.21%	3
\$900,000 - \$999,999	0.43%	0.25%	0.34%	0.22%	0.37%	1.21%	3
Total \$500,000 - \$999,999	7.59%	8.07%	8.02%	23.51%	46.23%	44.76%	111
\$1,000,000 - \$1,499,999	0.00%	0.00%	0.00%	0.36%	1.02%	1.21%	3
\$1,500,000 - \$1,999,999	0.00%	0.00%	0.00%	0.07%	0.09%	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
Total \$1,000,000+	0.00%	0.00%	0.00%	0.43%	1.12%	1.21%	3

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