

Douglas County, CO

County · CO · Colorado

BALANCED MARKET

\$713K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

7,271

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



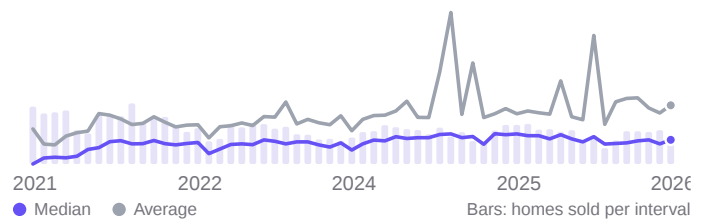
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$720K · Average \$888K

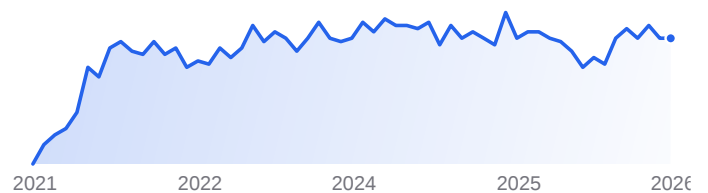
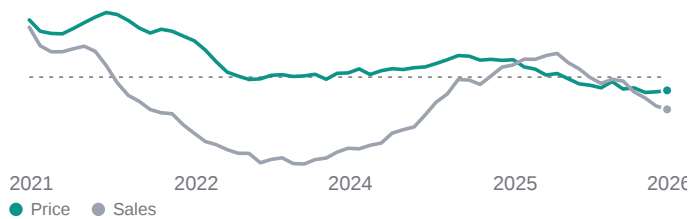


Growth (year over year)

Price -4.0% · Sales -9.7%

Price per square foot

\$288/ft²

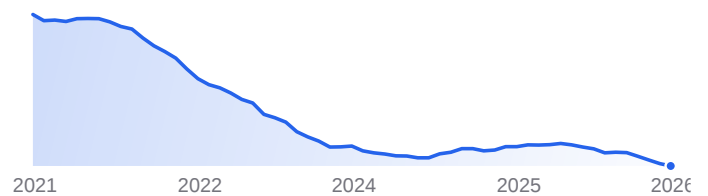
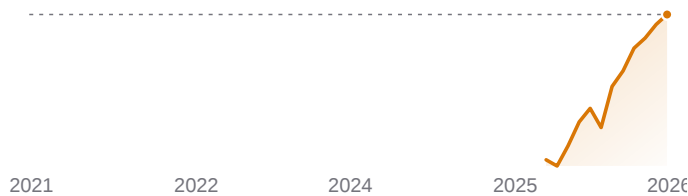


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

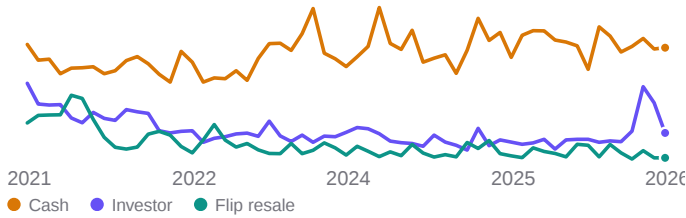
5.3%



BUYERS & OUTCOMES

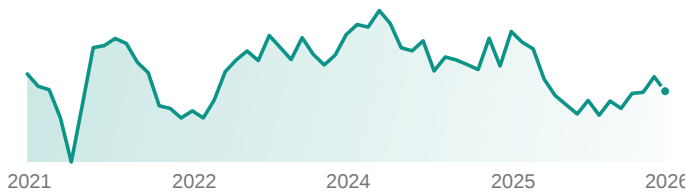
Buyer mix

Cash 21% · Investor 6.5% · Flip resale 2.3%



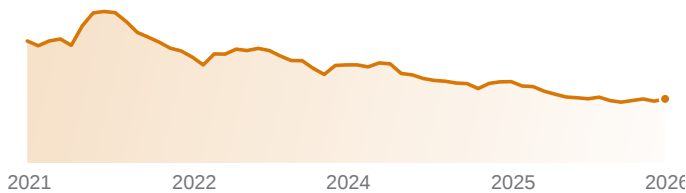
Sellers who sold at a gain

87%

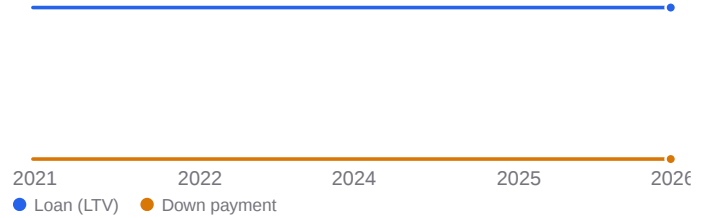


Median annualized return at resale

+4.2%

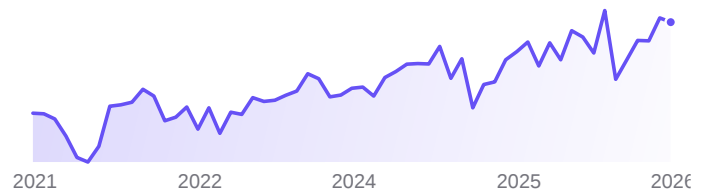


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	137,187
Median value (AVM)	\$719K
Median size	2,635 ft²
Median bedrooms	3
Median year built	2001
Single family	88%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	18%
Median loan-to-value	51%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	397,401
Density	473 / mi²
Median household income	\$138K
Average household income	\$166K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	41%
Poverty rate	2.8%
Unemployment	1.4%
Average temp	49°F
Annual precip	19 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.