

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

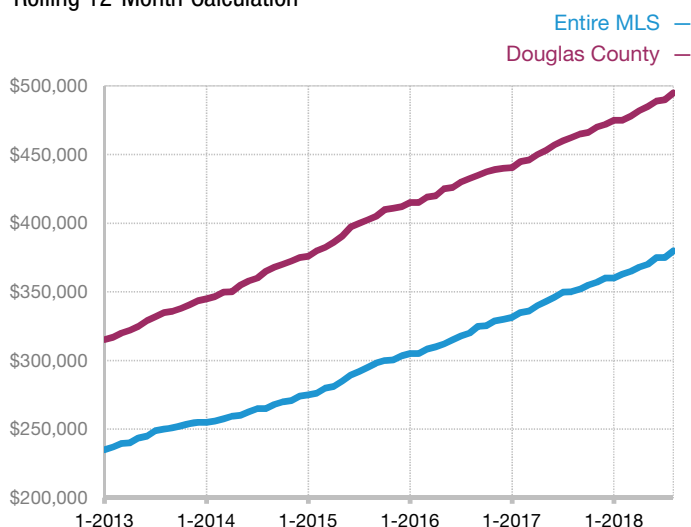
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	1,421	1,244	- 12.5%	--	--	--
Under Contract	594	597	+ 0.5%	4,779	4,849	+ 1.5%
New Listings	697	685	- 1.7%	5,927	5,998	+ 1.2%
Sold Listings	648	643	- 0.8%	4,535	4,527	- 0.2%
Days on Market Until Sale	27	28	+ 3.7%	32	31	- 3.1%
Median Sales Price*	\$465,000	\$499,500	+ 7.4%	\$474,000	\$505,000	+ 6.5%
Average Sales Price*	\$528,847	\$585,532	+ 10.7%	\$541,385	\$582,775	+ 7.6%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.6%	99.7%	+ 0.1%

* 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	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	169	184	+ 8.9%	--	--	--
Under Contract	119	99	- 16.8%	910	819	- 10.0%
New Listings	135	135	0.0%	1,056	963	- 8.8%
Sold Listings	139	117	- 15.8%	810	779	- 3.8%
Days on Market Until Sale	15	22	+ 46.7%	16	19	+ 18.8%
Median Sales Price*	\$307,500	\$310,000	+ 0.8%	\$305,000	\$333,000	+ 9.2%
Average Sales Price*	\$329,996	\$333,898	+ 1.2%	\$325,363	\$352,095	+ 8.2%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	100.4%	100.1%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

