

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

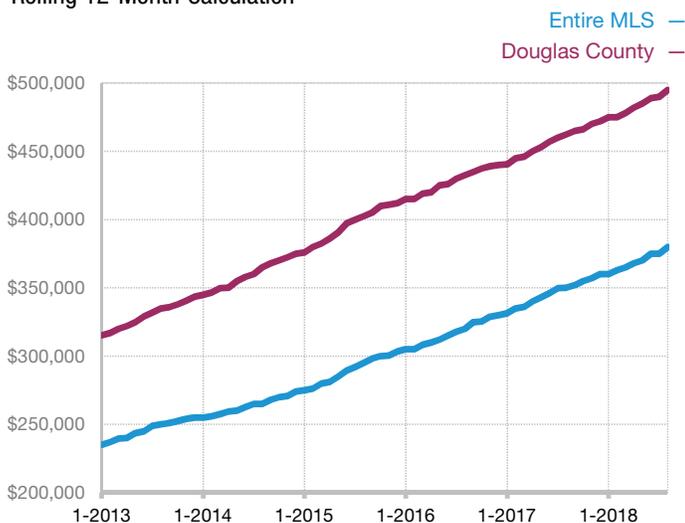
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,421	<b>1,244</b>	- 12.5%	--	--	--
Under Contract	594	<b>597</b>	+ 0.5%	4,779	<b>4,849</b>	+ 1.5%
New Listings	697	<b>685</b>	- 1.7%	5,927	<b>5,998</b>	+ 1.2%
Sold Listings	648	<b>643</b>	- 0.8%	4,535	<b>4,527</b>	- 0.2%
Days on Market Until Sale	27	<b>28</b>	+ 3.7%	32	<b>31</b>	- 3.1%
Median Sales Price*	\$465,000	<b>\$499,500</b>	+ 7.4%	\$474,000	<b>\$505,000</b>	+ 6.5%
Average Sales Price*	\$528,847	<b>\$585,532</b>	+ 10.7%	\$541,385	<b>\$582,775</b>	+ 7.6%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	99.6%	<b>99.7%</b>	+ 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	169	<b>184</b>	+ 8.9%	--	--	--
Under Contract	119	<b>99</b>	- 16.8%	910	<b>819</b>	- 10.0%
New Listings	135	<b>135</b>	0.0%	1,056	<b>963</b>	- 8.8%
Sold Listings	139	<b>117</b>	- 15.8%	810	<b>779</b>	- 3.8%
Days on Market Until Sale	15	<b>22</b>	+ 46.7%	16	<b>19</b>	+ 18.8%
Median Sales Price*	\$307,500	<b>\$310,000</b>	+ 0.8%	\$305,000	<b>\$333,000</b>	+ 9.2%
Average Sales Price*	\$329,996	<b>\$333,898</b>	+ 1.2%	\$325,363	<b>\$352,095</b>	+ 8.2%
Percent of List Price Received*	100.0%	<b>100.1%</b>	+ 0.1%	100.4%	<b>100.1%</b>	- 0.3%

\* 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

