

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

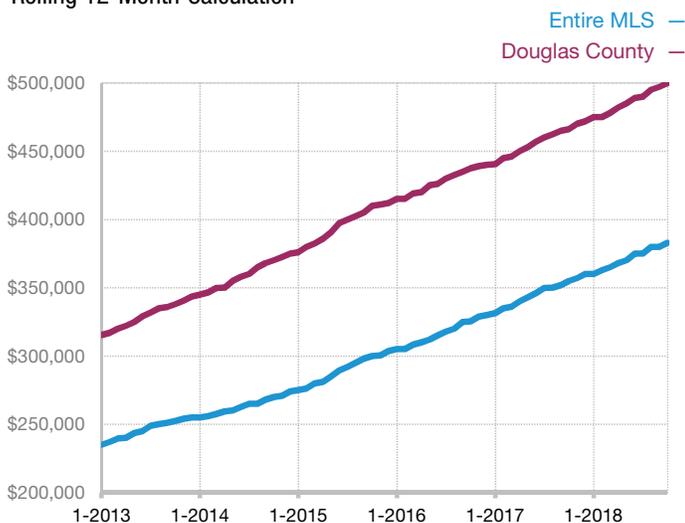
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1,220	1,191	- 2.4%	--	--	--
Under Contract	499	482	- 3.4%	5,823	5,773	- 0.9%
New Listings	509	537	+ 5.5%	7,038	7,185	+ 2.1%
Sold Listings	545	447	- 18.0%	5,654	5,505	- 2.6%
Days on Market Until Sale	39	44	+ 12.8%	33	33	0.0%
Median Sales Price*	\$465,000	\$490,000	+ 5.4%	\$472,000	\$500,000	+ 5.9%
Average Sales Price*	\$542,016	\$573,358	+ 5.8%	\$542,503	\$581,073	+ 7.1%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.5%	99.6%	+ 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	160	197	+ 23.1%	--	--	--
Under Contract	95	78	- 17.9%	1,101	984	- 10.6%
New Listings	96	93	- 3.1%	1,270	1,163	- 8.4%
Sold Listings	104	115	+ 10.6%	1,020	990	- 2.9%
Days on Market Until Sale	21	30	+ 42.9%	17	22	+ 29.4%
Median Sales Price*	\$320,500	\$308,500	- 3.7%	\$305,000	\$329,950	+ 8.2%
Average Sales Price*	\$360,422	\$332,576	- 7.7%	\$328,965	\$350,060	+ 6.4%
Percent of List Price Received*	99.5%	100.8%	+ 1.3%	100.3%	100.1%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

