

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

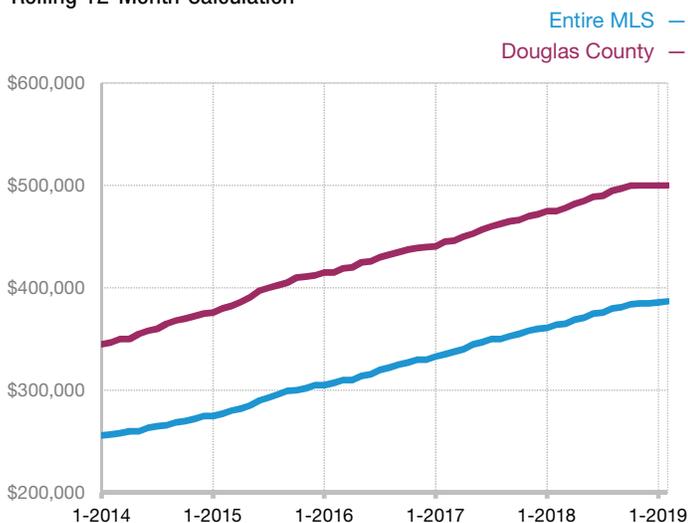
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	890	775	- 12.9%	--	--	--
Under Contract	482	534	+ 10.8%	907	966	+ 6.5%
New Listings	541	574	+ 6.1%	1,045	1,120	+ 7.2%
Sold Listings	363	324	- 10.7%	675	672	- 0.4%
Days on Market Until Sale	41	53	+ 29.3%	44	53	+ 20.5%
Median Sales Price*	\$499,900	\$499,975	+ 0.0%	\$495,000	\$494,995	- 0.0%
Average Sales Price*	\$562,412	\$587,924	+ 4.5%	\$558,254	\$584,792	+ 4.8%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.4%	98.8%	- 0.6%

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	121	138	+ 14.0%	--	--	--
Under Contract	71	97	+ 36.6%	153	191	+ 24.8%
New Listings	73	108	+ 47.9%	163	204	+ 25.2%
Sold Listings	64	56	- 12.5%	122	113	- 7.4%
Days on Market Until Sale	22	27	+ 22.7%	21	38	+ 81.0%
Median Sales Price*	\$333,750	\$328,750	- 1.5%	\$326,500	\$330,000	+ 1.1%
Average Sales Price*	\$354,374	\$333,408	- 5.9%	\$344,841	\$343,301	- 0.4%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	99.9%	99.5%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

