

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

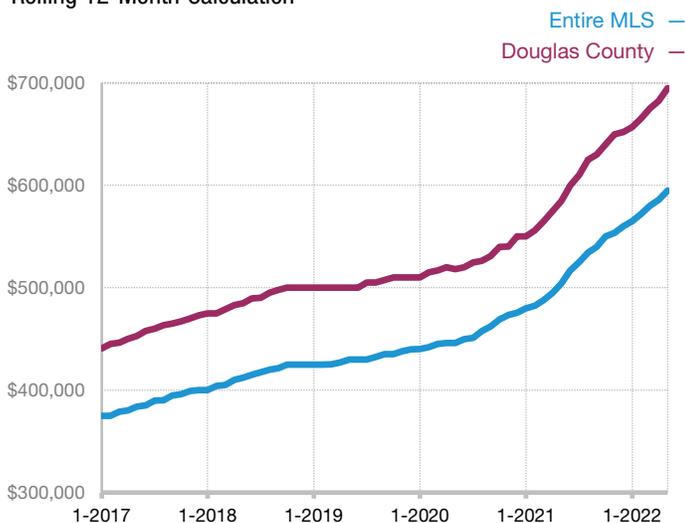
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	380	587	+ 54.5%	--	--	--
Under Contract	795	755	- 5.0%	3,204	2,956	- 7.7%
New Listings	781	870	+ 11.4%	3,320	3,430	+ 3.3%
Sold Listings	708	678	- 4.2%	2,665	2,577	- 3.3%
Days on Market Until Sale	10	11	+ 10.0%	15	15	0.0%
Median Sales Price*	\$648,500	\$765,000	+ 18.0%	\$632,000	\$743,000	+ 17.6%
Average Sales Price*	\$756,677	\$891,412	+ 17.8%	\$747,183	\$876,171	+ 17.3%
Percent of List Price Received*	105.4%	103.8%	- 1.5%	103.8%	104.4%	+ 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	53	61	+ 15.1%	--	--	--
Under Contract	128	117	- 8.6%	572	479	- 16.3%
New Listings	132	129	- 2.3%	567	520	- 8.3%
Sold Listings	111	94	- 15.3%	515	430	- 16.5%
Days on Market Until Sale	14	8	- 42.9%	18	10	- 44.4%
Median Sales Price*	\$415,000	\$511,000	+ 23.1%	\$405,000	\$485,500	+ 19.9%
Average Sales Price*	\$425,447	\$525,976	+ 23.6%	\$417,375	\$505,728	+ 21.2%
Percent of List Price Received*	103.3%	105.1%	+ 1.7%	102.5%	104.5%	+ 2.0%

* 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

