

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

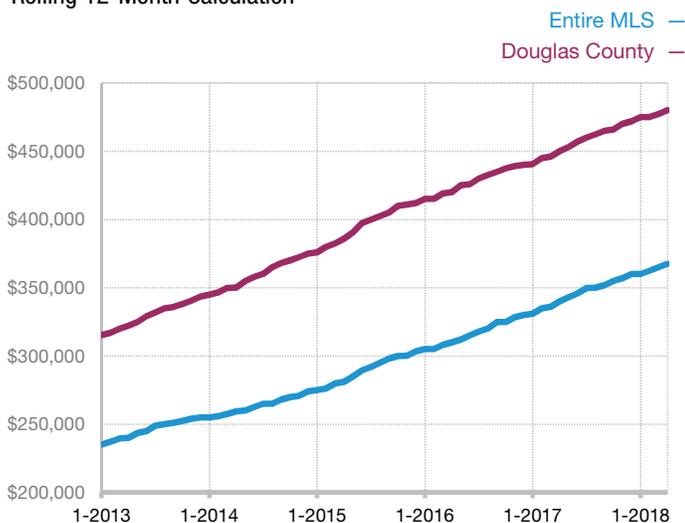
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,161	<b>873</b>	- 24.8%	--	--	--
Under Contract	668	<b>754</b>	+ 12.9%	2,225	<b>2,326</b>	+ 4.5%
New Listings	820	<b>875</b>	+ 6.7%	2,712	<b>2,698</b>	- 0.5%
Sold Listings	579	<b>566</b>	- 2.2%	1,846	<b>1,745</b>	- 5.5%
Days on Market Until Sale	29	<b>26</b>	- 10.3%	39	<b>36</b>	- 7.7%
Median Sales Price*	\$470,000	<b>\$520,000</b>	+ 10.6%	\$465,000	<b>\$502,000</b>	+ 8.0%
Average Sales Price*	\$539,138	<b>\$592,378</b>	+ 9.9%	\$526,793	<b>\$575,760</b>	+ 9.3%
Percent of List Price Received*	100.0%	<b>100.1%</b>	+ 0.1%	99.5%	<b>99.8%</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.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	104	<b>107</b>	+ 2.9%	--	--	--
Under Contract	134	<b>130</b>	- 3.0%	410	<b>388</b>	- 5.4%
New Listings	148	<b>137</b>	- 7.4%	467	<b>422</b>	- 9.6%
Sold Listings	111	<b>90</b>	- 18.9%	317	<b>302</b>	- 4.7%
Days on Market Until Sale	13	<b>19</b>	+ 46.2%	16	<b>19</b>	+ 18.8%
Median Sales Price*	\$313,500	<b>\$345,995</b>	+ 10.4%	\$297,500	<b>\$340,000</b>	+ 14.3%
Average Sales Price*	\$331,842	<b>\$364,949</b>	+ 10.0%	\$321,758	<b>\$353,442</b>	+ 9.8%
Percent of List Price Received*	100.9%	<b>100.5%</b>	- 0.4%	100.3%	<b>100.3%</b>	0.0%

\* 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

