

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

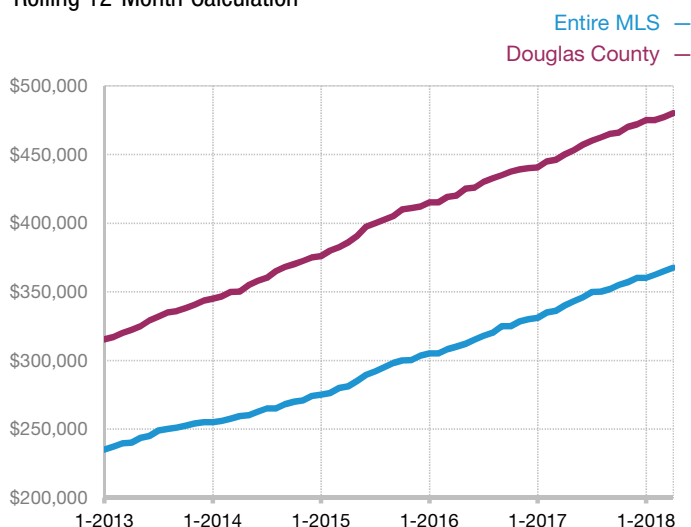
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	1,161	873	- 24.8%	--	--	--
Under Contract	668	754	+ 12.9%	2,225	2,326	+ 4.5%
New Listings	820	875	+ 6.7%	2,712	2,698	- 0.5%
Sold Listings	579	566	- 2.2%	1,846	1,745	- 5.5%
Days on Market Until Sale	29	26	- 10.3%	39	36	- 7.7%
Median Sales Price*	\$470,000	\$520,000	+ 10.6%	\$465,000	\$502,000	+ 8.0%
Average Sales Price*	\$539,138	\$592,378	+ 9.9%	\$526,793	\$575,760	+ 9.3%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.5%	99.8%	+ 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		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	104	107	+ 2.9%	--	--	--
Under Contract	134	130	- 3.0%	410	388	- 5.4%
New Listings	148	137	- 7.4%	467	422	- 9.6%
Sold Listings	111	90	- 18.9%	317	302	- 4.7%
Days on Market Until Sale	13	19	+ 46.2%	16	19	+ 18.8%
Median Sales Price*	\$313,500	\$345,995	+ 10.4%	\$297,500	\$340,000	+ 14.3%
Average Sales Price*	\$331,842	\$364,949	+ 10.0%	\$321,758	\$353,442	+ 9.8%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	100.3%	100.3%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

