

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

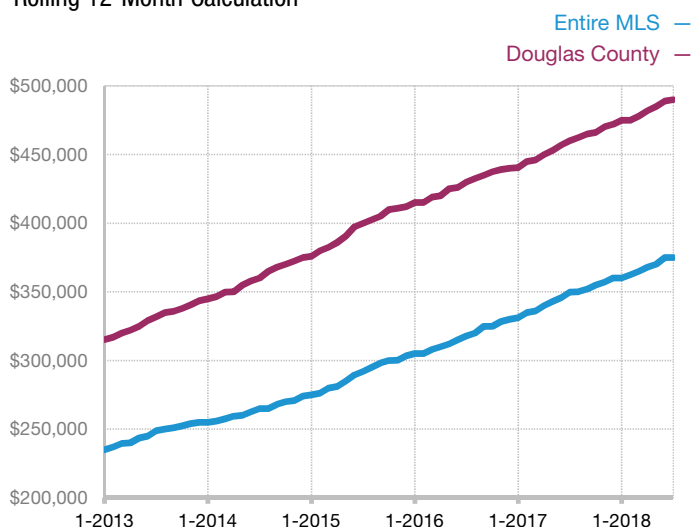
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1,439	<b>1,227</b>	- 14.7%	--	--	--
Under Contract	626	<b>654</b>	+ 4.5%	4,185	<b>4,298</b>	+ 2.7%
New Listings	767	<b>793</b>	+ 3.4%	5,230	<b>5,316</b>	+ 1.6%
Sold Listings	630	<b>638</b>	+ 1.3%	3,887	<b>3,846</b>	- 1.1%
Days on Market Until Sale	28	<b>30</b>	+ 7.1%	32	<b>31</b>	- 3.1%
Median Sales Price*	\$485,000	<b>\$500,500</b>	+ 3.2%	\$475,000	<b>\$505,000</b>	+ 6.3%
Average Sales Price*	\$559,976	<b>\$578,231</b>	+ 3.3%	\$543,472	<b>\$582,534</b>	+ 7.2%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	99.7%	<b>99.8%</b>	+ 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	159	<b>153</b>	- 3.8%	--	--	--
Under Contract	140	<b>121</b>	- 13.6%	793	<b>729</b>	- 8.1%
New Listings	123	<b>126</b>	+ 2.4%	921	<b>829</b>	- 10.0%
Sold Listings	103	<b>104</b>	+ 1.0%	671	<b>660</b>	- 1.6%
Days on Market Until Sale	17	<b>20</b>	+ 17.6%	16	<b>18</b>	+ 12.5%
Median Sales Price*	\$310,000	<b>\$340,000</b>	+ 9.7%	\$305,000	<b>\$339,250</b>	+ 11.2%
Average Sales Price*	\$324,843	<b>\$363,779</b>	+ 12.0%	\$324,403	<b>\$355,587</b>	+ 9.6%
Percent of List Price Received*	100.4%	<b>99.9%</b>	- 0.5%	100.5%	<b>100.2%</b>	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

