

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

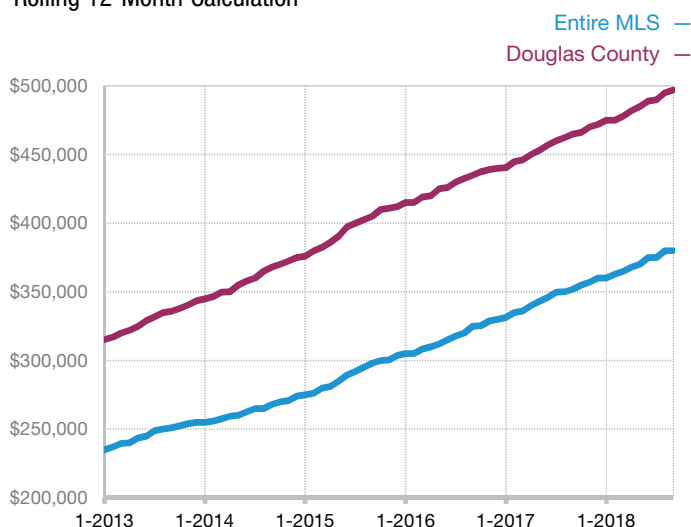
Single Family	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1,349	1,256	- 6.9%	--	--	--
Under Contract	545	510	- 6.4%	5,324	5,325	+ 0.0%
New Listings	603	652	+ 8.1%	6,529	6,648	+ 1.8%
Sold Listings	574	479	- 16.6%	5,109	5,035	- 1.4%
Days on Market Until Sale	36	39	+ 8.3%	32	32	0.0%
Median Sales Price*	\$475,000	\$490,000	+ 3.2%	\$474,900	\$502,685	+ 5.9%
Average Sales Price*	\$551,792	\$577,900	+ 4.7%	\$542,554	\$581,989	+ 7.3%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.6%	99.6%	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.

Townhouse-Condo	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	169	185	+ 9.5%	--	--	--
Under Contract	98	98	0.0%	1,008	911	- 9.6%
New Listings	118	107	- 9.3%	1,174	1,070	- 8.9%
Sold Listings	106	92	- 13.2%	916	871	- 4.9%
Days on Market Until Sale	22	36	+ 63.6%	16	21	+ 31.3%
Median Sales Price*	\$299,475	\$354,450	+ 18.4%	\$303,000	\$336,000	+ 10.9%
Average Sales Price*	\$325,621	\$357,326	+ 9.7%	\$325,393	\$352,647	+ 8.4%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.4%	100.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

