

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

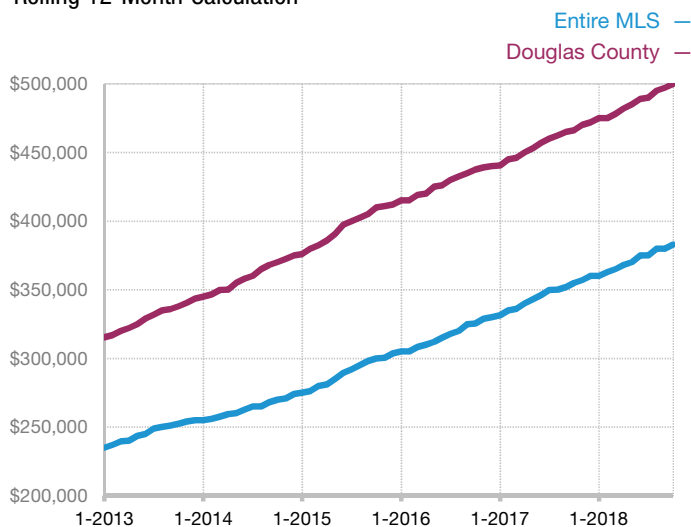
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1,220	<b>1,191</b>	- 2.4%	--	--	--
Under Contract	499	<b>482</b>	- 3.4%	5,823	<b>5,773</b>	- 0.9%
New Listings	509	<b>537</b>	+ 5.5%	7,038	<b>7,185</b>	+ 2.1%
Sold Listings	545	<b>447</b>	- 18.0%	5,654	<b>5,505</b>	- 2.6%
Days on Market Until Sale	39	<b>44</b>	+ 12.8%	33	<b>33</b>	0.0%
Median Sales Price*	\$465,000	<b>\$490,000</b>	+ 5.4%	\$472,000	<b>\$500,000</b>	+ 5.9%
Average Sales Price*	\$542,016	<b>\$573,358</b>	+ 5.8%	\$542,503	<b>\$581,073</b>	+ 7.1%
Percent of List Price Received*	99.0%	<b>98.8%</b>	- 0.2%	99.5%	<b>99.6%</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	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	160	<b>197</b>	+ 23.1%	--	--	--
Under Contract	95	<b>78</b>	- 17.9%	1,101	<b>984</b>	- 10.6%
New Listings	96	<b>93</b>	- 3.1%	1,270	<b>1,163</b>	- 8.4%
Sold Listings	104	<b>115</b>	+ 10.6%	1,020	<b>990</b>	- 2.9%
Days on Market Until Sale	21	<b>30</b>	+ 42.9%	17	<b>22</b>	+ 29.4%
Median Sales Price*	\$320,500	<b>\$308,500</b>	- 3.7%	\$305,000	<b>\$329,950</b>	+ 8.2%
Average Sales Price*	\$360,422	<b>\$332,576</b>	- 7.7%	\$328,965	<b>\$350,060</b>	+ 6.4%
Percent of List Price Received*	99.5%	<b>100.8%</b>	+ 1.3%	100.3%	<b>100.1%</b>	- 0.2%

\* 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

