

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

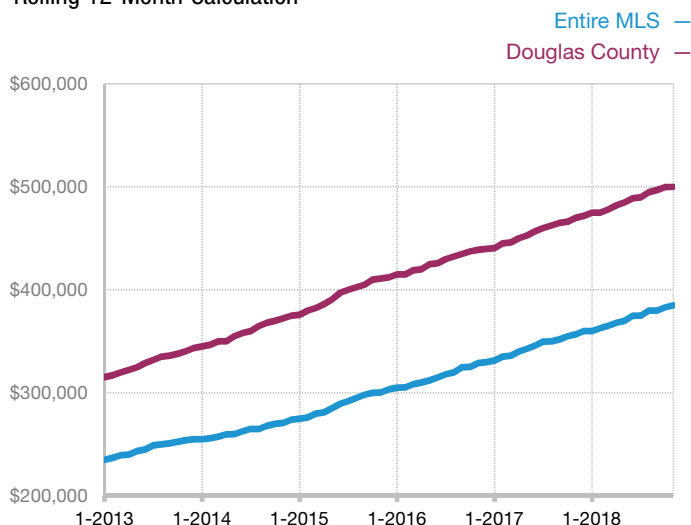
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	1,093	1,030	- 5.8%	--	--	--
Under Contract	395	423	+ 7.1%	6,218	6,151	- 1.1%
New Listings	375	392	+ 4.5%	7,413	7,571	+ 2.1%
Sold Listings	498	435	- 12.7%	6,152	5,958	- 3.2%
Days on Market Until Sale	43	40	- 7.0%	34	34	0.0%
Median Sales Price*	\$478,500	\$484,900	+ 1.3%	\$472,500	\$500,000	+ 5.8%
Average Sales Price*	\$542,974	\$566,353	+ 4.3%	\$542,541	\$579,675	+ 6.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.5%	99.5%	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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	153	169	+ 10.5%	--	--	--
Under Contract	72	74	+ 2.8%	1,173	1,055	- 10.1%
New Listings	72	70	- 2.8%	1,342	1,235	- 8.0%
Sold Listings	101	78	- 22.8%	1,121	1,075	- 4.1%
Days on Market Until Sale	20	30	+ 50.0%	17	22	+ 29.4%
Median Sales Price*	\$300,000	\$315,500	+ 5.2%	\$305,000	\$328,000	+ 7.5%
Average Sales Price*	\$321,441	\$345,406	+ 7.5%	\$328,287	\$350,016	+ 6.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.2%	100.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

