

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

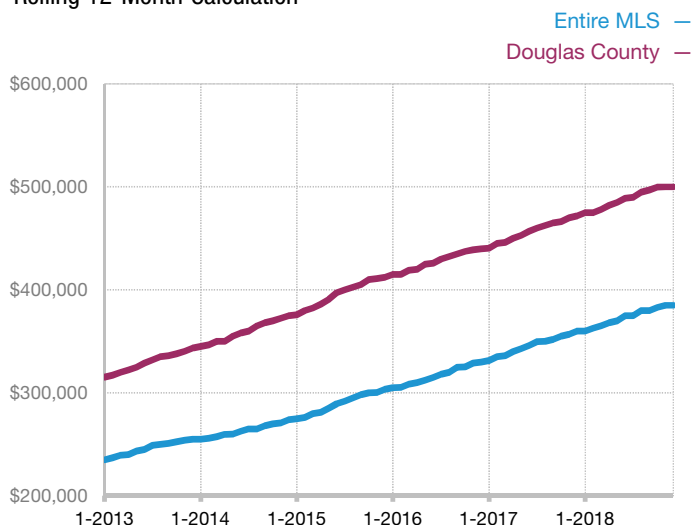
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	915	809	- 11.6%	--	--	--
Under Contract	286	371	+ 29.7%	6,504	6,490	- 0.2%
New Listings	233	198	- 15.0%	7,646	7,769	+ 1.6%
Sold Listings	426	396	- 7.0%	6,578	6,382	- 3.0%
Days on Market Until Sale	43	52	+ 20.9%	34	35	+ 2.9%
Median Sales Price*	\$468,500	\$485,500	+ 3.6%	\$472,000	\$500,000	+ 5.9%
Average Sales Price*	\$535,993	\$562,395	+ 4.9%	\$542,117	\$578,563	+ 6.7%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	99.4%	99.5%	+ 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	128	149	+ 16.4%	--	--	--
Under Contract	72	56	- 22.2%	1,245	1,106	- 11.2%
New Listings	58	41	- 29.3%	1,400	1,276	- 8.9%
Sold Listings	74	60	- 18.9%	1,195	1,137	- 4.9%
Days on Market Until Sale	32	53	+ 65.6%	18	24	+ 33.3%
Median Sales Price*	\$326,000	\$332,974	+ 2.1%	\$305,000	\$328,000	+ 7.5%
Average Sales Price*	\$358,162	\$385,965	+ 7.8%	\$330,137	\$351,877	+ 6.6%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	100.2%	100.0%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

