

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

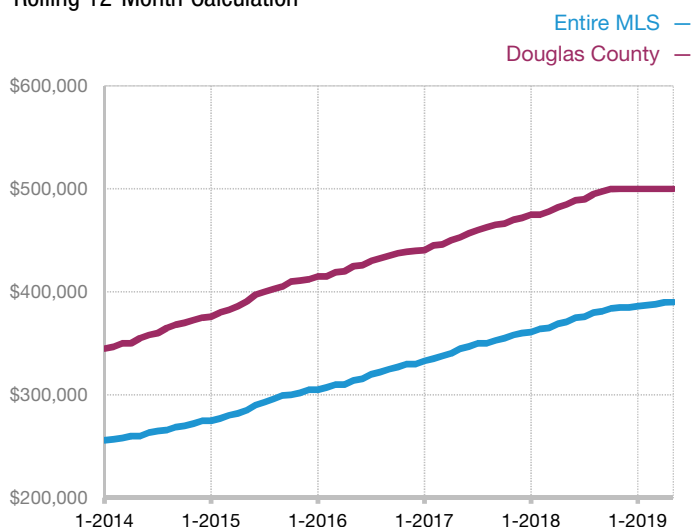
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	1,255	<b>1,247</b>	- 0.6%	--	--	--
Under Contract	688	<b>702</b>	+ 2.0%	2,951	<b>2,953</b>	+ 0.1%
New Listings	941	<b>1,022</b>	+ 8.6%	3,636	<b>3,796</b>	+ 4.4%
Sold Listings	697	<b>710</b>	+ 1.9%	2,492	<b>2,480</b>	- 0.5%
Days on Market Until Sale	25	<b>26</b>	+ 4.0%	33	<b>38</b>	+ 15.2%
Median Sales Price*	\$510,000	<b>\$524,995</b>	+ 2.9%	\$505,000	<b>\$505,000</b>	0.0%
Average Sales Price*	\$588,356	<b>\$606,193</b>	+ 3.0%	\$579,976	<b>\$587,394</b>	+ 1.3%
Percent of List Price Received*	100.1%	<b>99.6%</b>	- 0.5%	99.9%	<b>99.3%</b>	- 0.6%

\* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	166	<b>189</b>	+ 13.9%	--	--	--
Under Contract	122	<b>116</b>	- 4.9%	505	<b>528</b>	+ 4.6%
New Listings	153	<b>176</b>	+ 15.0%	574	<b>640</b>	+ 11.5%
Sold Listings	121	<b>128</b>	+ 5.8%	426	<b>451</b>	+ 5.9%
Days on Market Until Sale	13	<b>45</b>	+ 246.2%	17	<b>36</b>	+ 111.8%
Median Sales Price*	\$320,000	<b>\$336,118</b>	+ 5.0%	\$330,000	<b>\$331,000</b>	+ 0.3%
Average Sales Price*	\$349,896	<b>\$346,545</b>	- 1.0%	\$351,887	<b>\$351,223</b>	- 0.2%
Percent of List Price Received*	100.3%	<b>99.5%</b>	- 0.8%	100.3%	<b>99.3%</b>	- 1.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

