

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

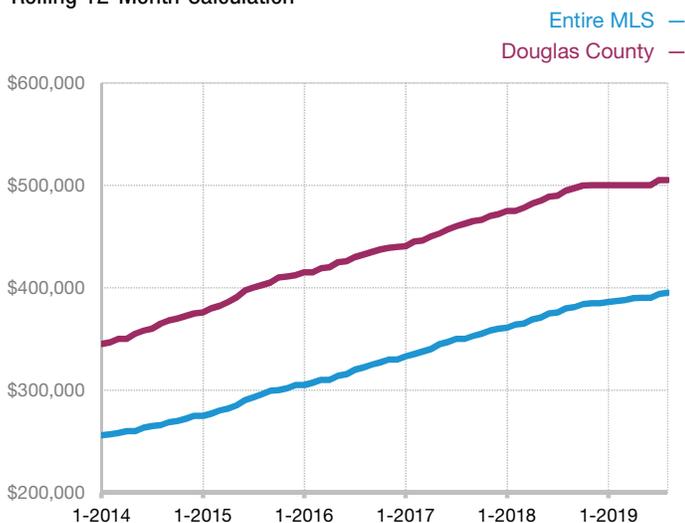
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,460	1,278	- 12.5%	--	--	--
Under Contract	558	652	+ 16.8%	4,791	4,863	+ 1.5%
New Listings	683	730	+ 6.9%	5,996	6,167	+ 2.9%
Sold Listings	677	629	- 7.1%	4,568	4,491	- 1.7%
Days on Market Until Sale	29	37	+ 27.6%	31	36	+ 16.1%
Median Sales Price*	\$499,900	\$505,000	+ 1.0%	\$505,000	\$512,000	+ 1.4%
Average Sales Price*	\$582,197	\$588,338	+ 1.1%	\$582,058	\$593,493	+ 2.0%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.7%	99.3%	- 0.4%

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	223	199	- 10.8%	--	--	--
Under Contract	95	122	+ 28.4%	816	873	+ 7.0%
New Listings	136	131	- 3.7%	967	1,049	+ 8.5%
Sold Listings	117	108	- 7.7%	782	795	+ 1.7%
Days on Market Until Sale	22	30	+ 36.4%	19	34	+ 78.9%
Median Sales Price*	\$310,000	\$337,500	+ 8.9%	\$333,500	\$335,000	+ 0.4%
Average Sales Price*	\$334,141	\$363,615	+ 8.8%	\$352,868	\$353,966	+ 0.3%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.1%	99.3%	- 0.8%

* 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

