

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

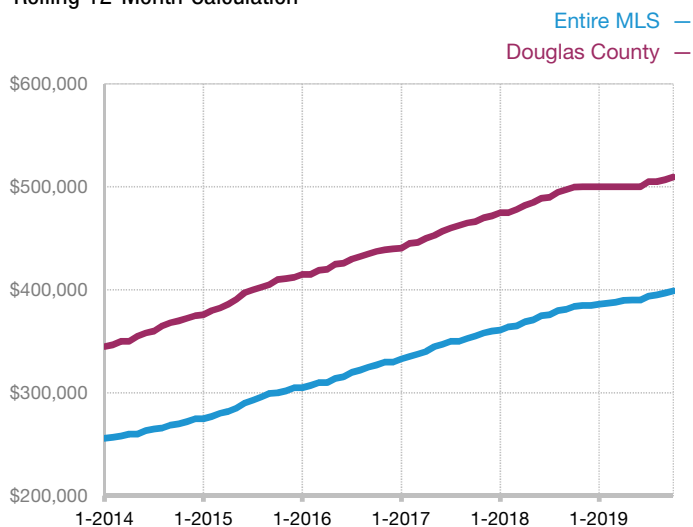
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	1,460	1,144	- 21.6%	--	--	--
Under Contract	443	570	+ 28.7%	5,716	5,957	+ 4.2%
New Listings	532	557	+ 4.7%	7,181	7,397	+ 3.0%
Sold Listings	477	566	+ 18.7%	5,554	5,642	+ 1.6%
Days on Market Until Sale	45	37	- 17.8%	33	36	+ 9.1%
Median Sales Price*	\$490,000	\$510,000	+ 4.1%	\$500,000	\$511,250	+ 2.3%
Average Sales Price*	\$571,310	\$578,900	+ 1.3%	\$580,569	\$589,742	+ 1.6%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.6%	99.2%	- 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	235	203	- 13.6%	--	--	--
Under Contract	74	110	+ 48.6%	981	1,082	+ 10.3%
New Listings	94	129	+ 37.2%	1,167	1,299	+ 11.3%
Sold Listings	122	92	- 24.6%	1,002	1,004	+ 0.2%
Days on Market Until Sale	30	48	+ 60.0%	22	37	+ 68.2%
Median Sales Price*	\$310,293	\$330,384	+ 6.5%	\$329,900	\$334,950	+ 1.5%
Average Sales Price*	\$331,738	\$358,574	+ 8.1%	\$350,275	\$354,328	+ 1.2%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	100.1%	99.2%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

