

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

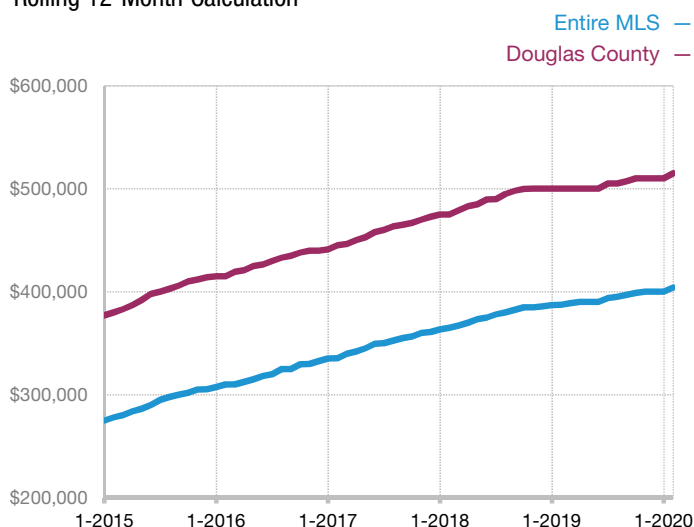
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	943	704	- 25.3%	--	--	--
Under Contract	500	553	+ 10.6%	927	1,101	+ 18.8%
New Listings	571	588	+ 3.0%	1,117	1,173	+ 5.0%
Sold Listings	349	416	+ 19.2%	708	777	+ 9.7%
Days on Market Until Sale	53	46	- 13.2%	54	50	- 7.4%
Median Sales Price*	\$500,000	\$537,750	+ 7.5%	\$496,000	\$530,000	+ 6.9%
Average Sales Price*	\$586,364	\$593,077	+ 1.1%	\$584,221	\$608,923	+ 4.2%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	98.8%	99.0%	+ 0.2%

* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	178	145	- 18.5%	--	--	--
Under Contract	92	127	+ 38.0%	183	237	+ 29.5%
New Listings	110	147	+ 33.6%	207	259	+ 25.1%
Sold Listings	58	94	+ 62.1%	116	168	+ 44.8%
Days on Market Until Sale	28	35	+ 25.0%	39	41	+ 5.1%
Median Sales Price*	\$331,250	\$355,000	+ 7.2%	\$331,250	\$341,500	+ 3.1%
Average Sales Price*	\$335,583	\$362,130	+ 7.9%	\$343,298	\$357,887	+ 4.2%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.4%	99.2%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

