

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

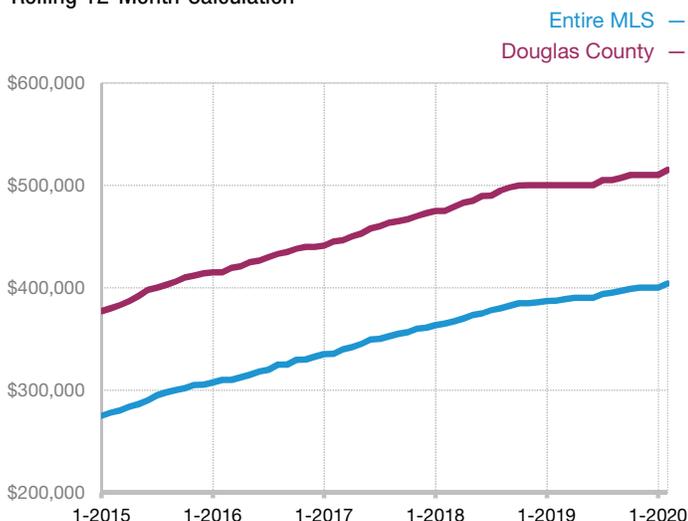
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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% |

* 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

