

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

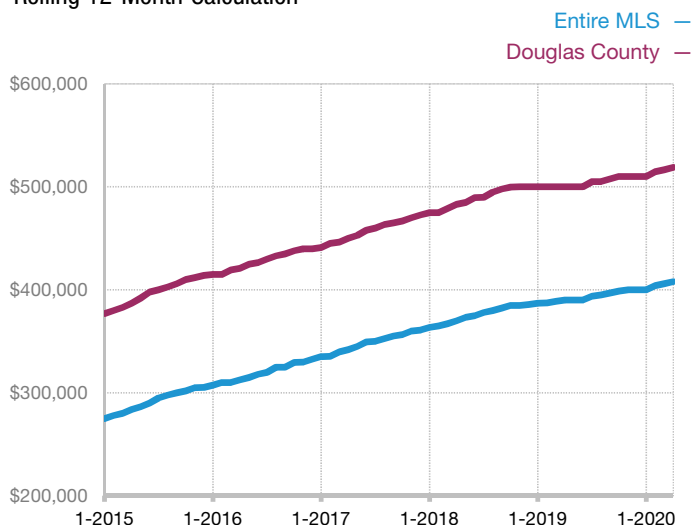
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	1,134	998	- 12.0%	--	--	--
Under Contract	703	437	- 37.8%	2,236	2,025	- 9.4%
New Listings	931	631	- 32.2%	2,773	2,603	- 6.1%
Sold Listings	550	465	- 15.5%	1,780	1,809	+ 1.6%
Days on Market Until Sale	32	25	- 21.9%	43	40	- 7.0%
Median Sales Price*	\$515,000	\$535,000	+ 3.9%	\$500,000	\$530,000	+ 6.0%
Average Sales Price*	\$581,260	\$605,655	+ 4.2%	\$580,847	\$606,460	+ 4.4%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.2%	99.4%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	192	207	+ 7.8%	--	--	--
Under Contract	105	79	- 24.8%	411	391	- 4.9%
New Listings	115	107	- 7.0%	467	511	+ 9.4%
Sold Listings	111	74	- 33.3%	330	359	+ 8.8%
Days on Market Until Sale	28	20	- 28.6%	33	37	+ 12.1%
Median Sales Price*	\$330,000	\$345,000	+ 4.5%	\$330,000	\$345,000	+ 4.5%
Average Sales Price*	\$361,129	\$364,885	+ 1.0%	\$352,979	\$360,475	+ 2.1%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	99.2%	99.5%	+ 0.3%

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



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

