

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

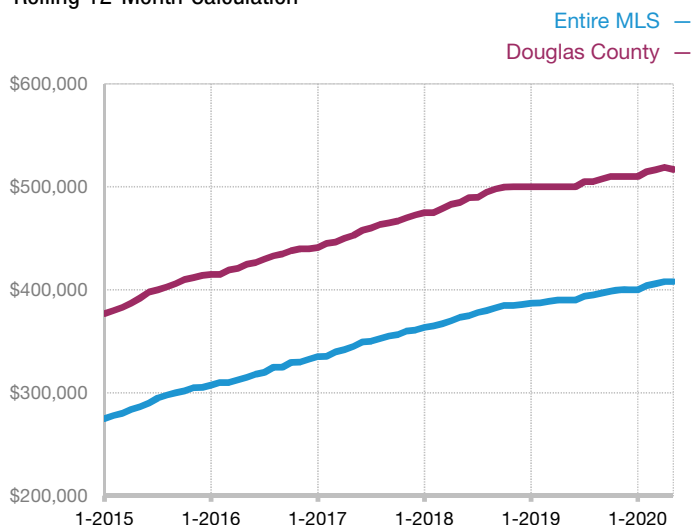
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1,406	972	- 30.9%	--	--	--
Under Contract	662	855	+ 29.2%	2,898	2,859	- 1.3%
New Listings	1,016	862	- 15.2%	3,789	3,460	- 8.7%
Sold Listings	739	446	- 39.6%	2,519	2,274	- 9.7%
Days on Market Until Sale	28	28	0.0%	39	38	- 2.6%
Median Sales Price*	\$524,990	\$514,995	- 1.9%	\$505,100	\$525,125	+ 4.0%
Average Sales Price*	\$602,676	\$585,126	- 2.9%	\$587,251	\$602,196	+ 2.5%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.3%	99.4%	+ 0.1%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	217	201	- 7.4%	--	--	--
Under Contract	113	147	+ 30.1%	524	530	+ 1.1%
New Listings	175	138	- 21.1%	642	649	+ 1.1%
Sold Listings	130	78	- 40.0%	460	440	- 4.3%
Days on Market Until Sale	46	26	- 43.5%	36	34	- 5.6%
Median Sales Price*	\$337,250	\$314,050	- 6.9%	\$332,700	\$337,250	+ 1.4%
Average Sales Price*	\$348,499	\$327,066	- 6.2%	\$351,713	\$354,162	+ 0.7%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.3%	99.6%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

