

# Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

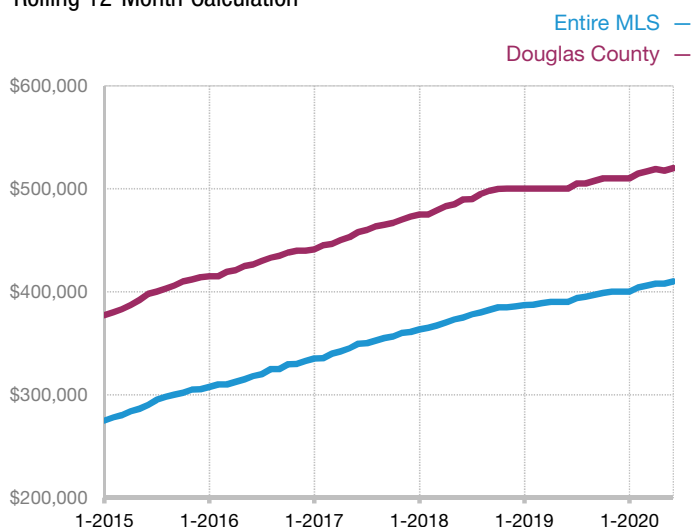
| Single Family                   | June      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 06-2019 | Thru 06-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,523     | 850       | - 44.2%                           | --           | --           | --                                |
| Under Contract                  | 673       | 938       | + 39.4%                           | 3,571        | 3,744        | + 4.8%                            |
| New Listings                    | 904       | 848       | - 6.2%                            | 4,693        | 4,301        | - 8.4%                            |
| Sold Listings                   | 672       | 714       | + 6.3%                            | 3,191        | 3,023        | - 5.3%                            |
| Days on Market Until Sale       | 28        | 28        | 0.0%                              | 37           | 36           | - 2.7%                            |
| Median Sales Price*             | \$525,000 | \$535,000 | + 1.9%                            | \$510,000    | \$530,000    | + 3.9%                            |
| Average Sales Price*            | \$609,359 | \$607,712 | - 0.3%                            | \$591,907    | \$603,289    | + 1.9%                            |
| Percent of List Price Received* | 99.5%     | 99.5%     | 0.0%                              | 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                 | June      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 06-2019 | Thru 06-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 232       | 155       | - 33.2%                           | --           | --           | --                                |
| Under Contract                  | 106       | 165       | + 55.7%                           | 627          | 681          | + 8.6%                            |
| New Listings                    | 130       | 134       | + 3.1%                            | 772          | 787          | + 1.9%                            |
| Sold Listings                   | 114       | 106       | - 7.0%                            | 570          | 558          | - 2.1%                            |
| Days on Market Until Sale       | 29        | 39        | + 34.5%                           | 33           | 35           | + 6.1%                            |
| Median Sales Price*             | \$343,500 | \$357,500 | + 4.1%                            | \$335,000    | \$340,750    | + 1.7%                            |
| Average Sales Price*            | \$356,121 | \$375,617 | + 5.5%                            | \$352,887    | \$357,348    | + 1.3%                            |
| Percent of List Price Received* | 99.4%     | 99.3%     | - 0.1%                            | 99.3%        | 99.6%        | + 0.3%                            |

\* 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

