

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

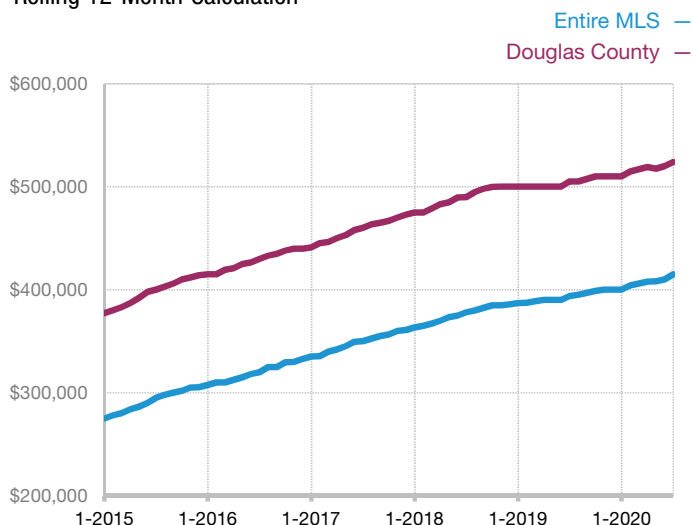
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	1,525	750	- 50.8%	--	--	--
Under Contract	632	885	+ 40.0%	4,203	4,578	+ 8.9%
New Listings	745	822	+ 10.3%	5,438	5,122	- 5.8%
Sold Listings	689	851	+ 23.5%	3,880	3,914	+ 0.9%
Days on Market Until Sale	30	29	- 3.3%	35	35	0.0%
Median Sales Price*	\$530,000	\$545,000	+ 2.8%	\$514,500	\$534,990	+ 4.0%
Average Sales Price*	\$605,443	\$624,751	+ 3.2%	\$594,311	\$607,862	+ 2.3%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.3%	99.5%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	243	152	- 37.4%	--	--	--
Under Contract	120	155	+ 29.2%	747	836	+ 11.9%
New Listings	148	171	+ 15.5%	920	955	+ 3.8%
Sold Listings	117	170	+ 45.3%	687	736	+ 7.1%
Days on Market Until Sale	35	32	- 8.6%	33	35	+ 6.1%
Median Sales Price*	\$338,000	\$349,500	+ 3.4%	\$335,000	\$342,325	+ 2.2%
Average Sales Price*	\$352,719	\$370,188	+ 5.0%	\$352,859	\$360,353	+ 2.1%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	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

