

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

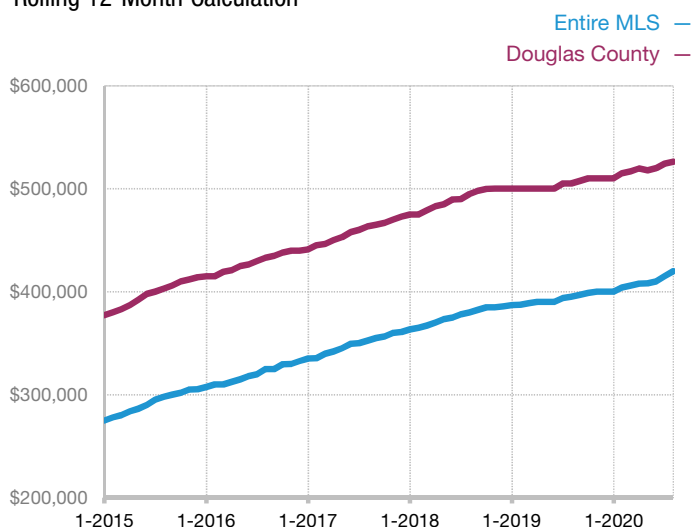
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	1,485	531	- 64.2%	--	--	--
Under Contract	615	839	+ 36.4%	4,818	5,378	+ 11.6%
New Listings	728	665	- 8.7%	6,166	5,784	- 6.2%
Sold Listings	654	841	+ 28.6%	4,534	4,790	+ 5.6%
Days on Market Until Sale	38	28	- 26.3%	36	33	- 8.3%
Median Sales Price*	\$507,000	\$550,000	+ 8.5%	\$513,000	\$535,000	+ 4.3%
Average Sales Price*	\$586,166	\$629,322	+ 7.4%	\$593,136	\$611,172	+ 3.0%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	252	106	- 57.9%	--	--	--
Under Contract	115	164	+ 42.6%	862	993	+ 15.2%
New Listings	132	122	- 7.6%	1,052	1,078	+ 2.5%
Sold Listings	117	125	+ 6.8%	804	864	+ 7.5%
Days on Market Until Sale	30	21	- 30.0%	33	33	0.0%
Median Sales Price*	\$335,000	\$356,000	+ 6.3%	\$335,000	\$345,000	+ 3.0%
Average Sales Price*	\$361,585	\$379,373	+ 4.9%	\$354,128	\$362,803	+ 2.4%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	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

