

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

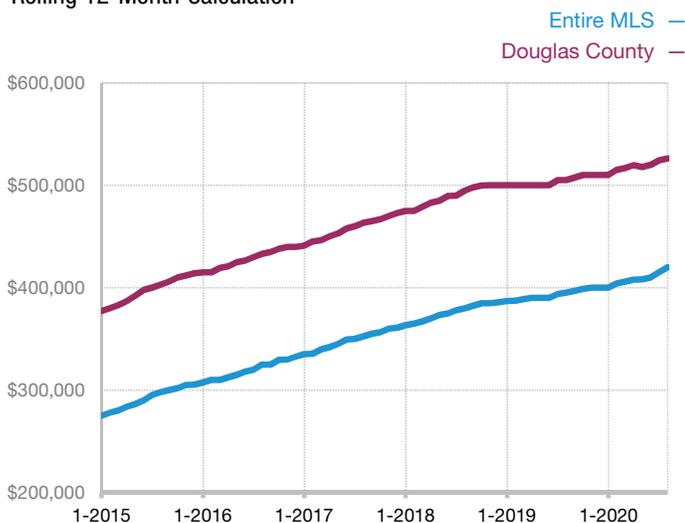
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 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% |

* 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

