

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

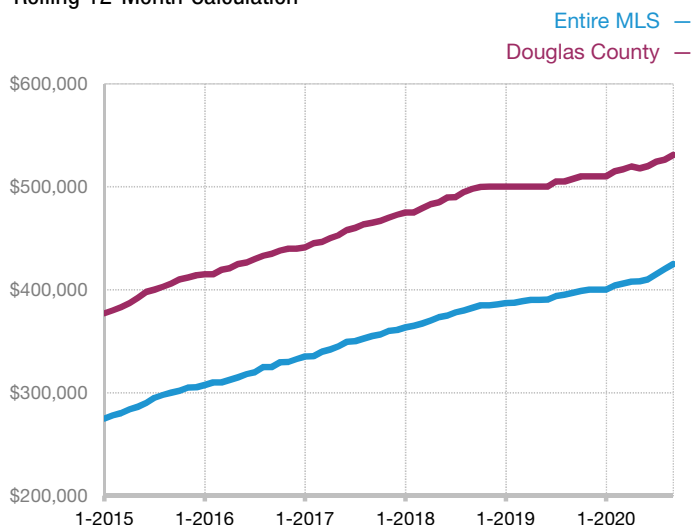
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	1,484	458	- 69.1%	--	--	--
Under Contract	556	753	+ 35.4%	5,374	6,089	+ 13.3%
New Listings	673	673	0.0%	6,839	6,453	- 5.6%
Sold Listings	566	729	+ 28.8%	5,100	5,560	+ 9.0%
Days on Market Until Sale	38	29	- 23.7%	36	33	- 8.3%
Median Sales Price*	\$509,950	\$557,000	+ 9.2%	\$512,000	\$540,000	+ 5.5%
Average Sales Price*	\$572,525	\$645,885	+ 12.8%	\$590,848	\$615,563	+ 4.2%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	99.2%	99.6%	+ 0.4%

\* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	251	104	- 58.6%	--	--	--
Under Contract	109	146	+ 33.9%	971	1,126	+ 16.0%
New Listings	122	144	+ 18.0%	1,174	1,220	+ 3.9%
Sold Listings	111	155	+ 39.6%	915	1,029	+ 12.5%
Days on Market Until Sale	40	29	- 27.5%	33	33	0.0%
Median Sales Price*	\$330,000	\$372,900	+ 13.0%	\$335,000	\$347,500	+ 3.7%
Average Sales Price*	\$353,691	\$403,203	+ 14.0%	\$354,075	\$368,969	+ 4.2%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	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

