

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

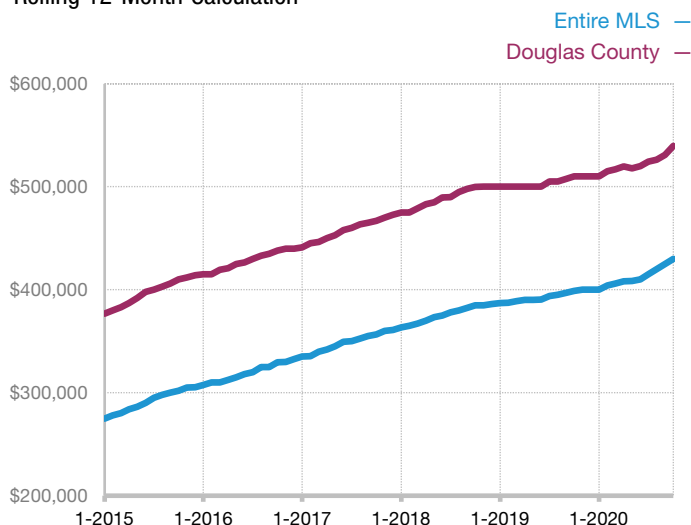
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,339	469	- 65.0%	--	--	--
Under Contract	538	643	+ 19.5%	5,912	6,679	+ 13.0%
New Listings	554	633	+ 14.3%	7,394	7,084	- 4.2%
Sold Listings	592	770	+ 30.1%	5,691	6,354	+ 11.6%
Days on Market Until Sale	39	28	- 28.2%	36	33	- 8.3%
Median Sales Price*	\$510,000	\$579,000	+ 13.5%	\$512,000	\$545,000	+ 6.4%
Average Sales Price*	\$576,914	\$688,339	+ 19.3%	\$589,377	\$624,531	+ 6.0%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	99.2%	99.7%	+ 0.5%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	260	106	- 59.2%	--	--	--
Under Contract	101	151	+ 49.5%	1,071	1,271	+ 18.7%
New Listings	129	147	+ 14.0%	1,303	1,371	+ 5.2%
Sold Listings	94	133	+ 41.5%	1,009	1,168	+ 15.8%
Days on Market Until Sale	48	20	- 58.3%	35	31	- 11.4%
Median Sales Price*	\$330,384	\$355,000	+ 7.5%	\$335,000	\$348,625	+ 4.1%
Average Sales Price*	\$358,021	\$376,949	+ 5.3%	\$354,443	\$370,002	+ 4.4%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.2%	99.7%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

