

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

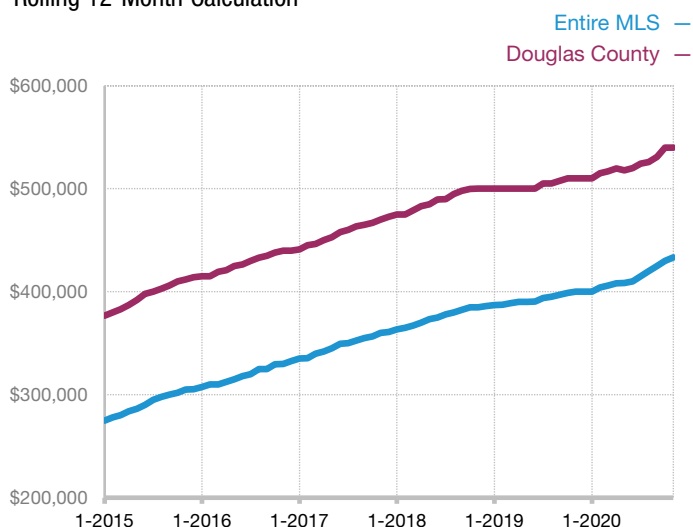
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	1,181	288	- 75.6%	--	--	--
Under Contract	434	491	+ 13.1%	6,346	7,163	+ 12.9%
New Listings	380	367	- 3.4%	7,774	7,450	- 4.2%
Sold Listings	469	539	+ 14.9%	6,160	6,897	+ 12.0%
Days on Market Until Sale	41	23	- 43.9%	37	32	- 13.5%
Median Sales Price*	\$505,000	\$567,000	+ 12.3%	\$510,000	\$545,000	+ 6.9%
Average Sales Price*	\$565,749	\$670,851	+ 18.6%	\$587,578	\$628,053	+ 6.9%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	99.1%	99.7%	+ 0.6%

* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	252	75	- 70.2%	--	--	--
Under Contract	75	121	+ 61.3%	1,146	1,388	+ 21.1%
New Listings	84	95	+ 13.1%	1,387	1,465	+ 5.6%
Sold Listings	92	127	+ 38.0%	1,101	1,296	+ 17.7%
Days on Market Until Sale	28	27	- 3.6%	34	31	- 8.8%
Median Sales Price*	\$345,000	\$370,360	+ 7.4%	\$335,000	\$350,000	+ 4.5%
Average Sales Price*	\$372,260	\$375,704	+ 0.9%	\$355,932	\$370,569	+ 4.1%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.2%	99.8%	+ 0.6%

* 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

