

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

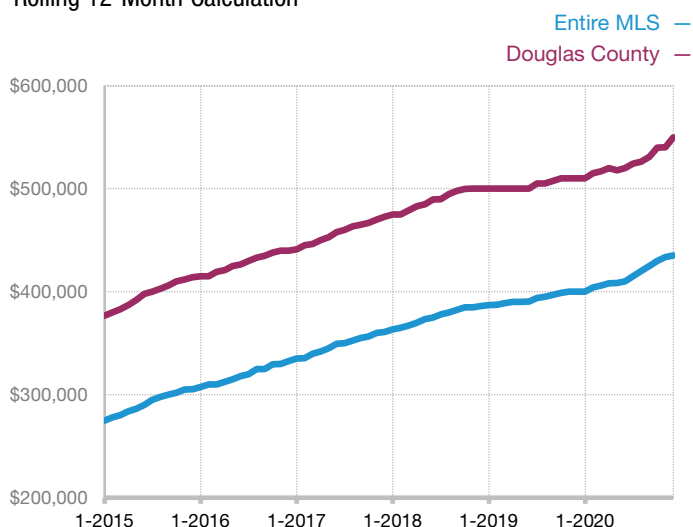
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	927	247	- 73.4%	--	--	--
Under Contract	346	337	- 2.6%	6,691	7,471	+ 11.7%
New Listings	275	288	+ 4.7%	8,049	7,736	- 3.9%
Sold Listings	516	535	+ 3.7%	6,676	7,456	+ 11.7%
Days on Market Until Sale	51	26	- 49.0%	38	31	- 18.4%
Median Sales Price*	\$486,500	\$591,000	+ 21.5%	\$510,000	\$549,990	+ 7.8%
Average Sales Price*	\$550,227	\$697,628	+ 26.8%	\$584,691	\$633,138	+ 8.3%
Percent of List Price Received*	98.8%	100.3%	+ 1.5%	99.1%	99.8%	+ 0.7%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	208	57	- 72.6%	--	--	--
Under Contract	84	90	+ 7.1%	1,230	1,470	+ 19.5%
New Listings	56	67	+ 19.6%	1,443	1,533	+ 6.2%
Sold Listings	87	132	+ 51.7%	1,188	1,434	+ 20.7%
Days on Market Until Sale	40	40	0.0%	35	32	- 8.6%
Median Sales Price*	\$352,000	\$389,000	+ 10.5%	\$337,250	\$353,450	+ 4.8%
Average Sales Price*	\$383,984	\$385,971	+ 0.5%	\$357,986	\$372,063	+ 3.9%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	99.2%	99.8%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

