

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

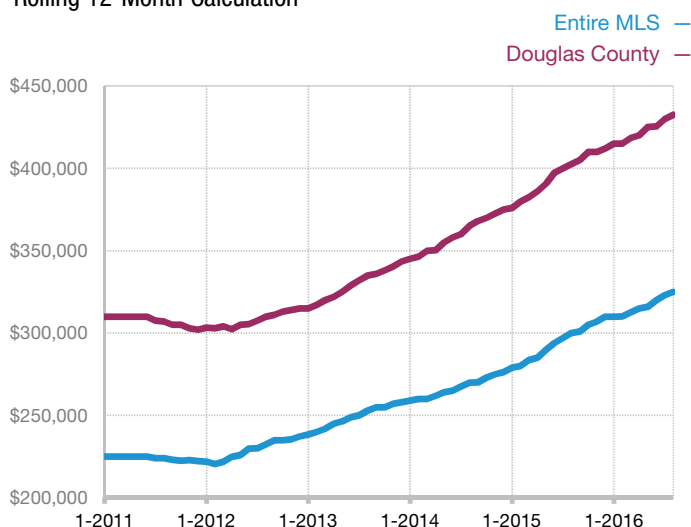
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	1,517	1,358	- 10.5%	--	--	--
Under Contract	586	680	+ 16.0%	4,855	4,718	- 2.8%
New Listings	728	666	- 8.5%	5,987	5,976	- 0.2%
Sold Listings	646	603	- 6.7%	4,552	4,320	- 5.1%
Days on Market Until Sale	27	31	+ 14.8%	32	34	+ 6.3%
Median Sales Price*	\$420,000	\$458,250	+ 9.1%	\$414,700	\$440,000	+ 6.1%
Average Sales Price*	\$483,184	\$518,969	+ 7.4%	\$468,871	\$503,205	+ 7.3%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.8%	99.7%	- 0.1%

\* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	128	89	- 30.5%	--	--	--
Under Contract	140	130	- 7.1%	979	837	- 14.5%
New Listings	146	135	- 7.5%	1,073	930	- 13.3%
Sold Listings	128	114	- 10.9%	885	747	- 15.6%
Days on Market Until Sale	11	17	+ 54.5%	17	16	- 5.9%
Median Sales Price*	\$250,500	\$290,000	+ 15.8%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$264,586	\$312,384	+ 18.1%	\$265,389	\$300,316	+ 13.2%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.4%	100.6%	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

