

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

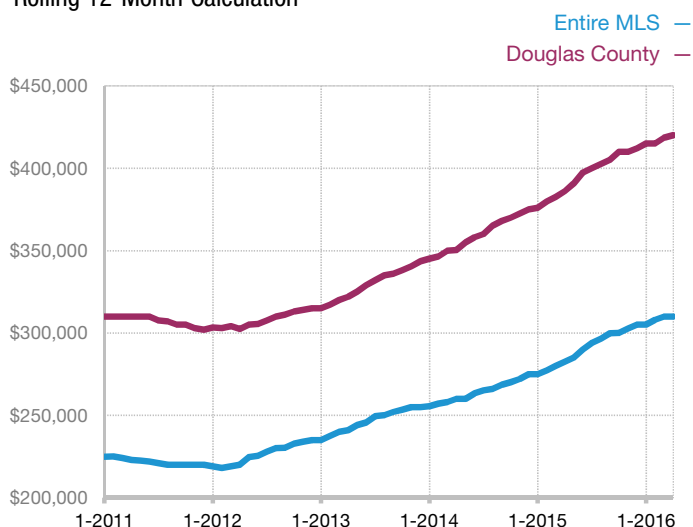
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	1,137	<b>1,060</b>	- 6.8%	--	--	--
Under Contract	680	<b>687</b>	+ 1.0%	2,249	<b>2,109</b>	- 6.2%
New Listings	872	<b>874</b>	+ 0.2%	2,622	<b>2,627</b>	+ 0.2%
Sold Listings	555	<b>514</b>	- 7.4%	1,724	<b>1,667</b>	- 3.3%
Days on Market Until Sale	33	<b>34</b>	+ 3.0%	40	<b>42</b>	+ 5.0%
Median Sales Price*	\$407,000	<b>\$437,750</b>	+ 7.6%	\$405,000	<b>\$435,000</b>	+ 7.4%
Average Sales Price*	\$455,960	<b>\$490,667</b>	+ 7.6%	\$456,644	<b>\$491,679</b>	+ 7.7%
Percent of List Price Received*	100.2%	<b>100.0%</b>	- 0.2%	99.5%	<b>99.5%</b>	0.0%

\* 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	101	<b>62</b>	- 38.6%	--	--	--
Under Contract	133	<b>108</b>	- 18.8%	411	<b>361</b>	- 12.2%
New Listings	153	<b>114</b>	- 25.5%	442	<b>391</b>	- 11.5%
Sold Listings	101	<b>87</b>	- 13.9%	314	<b>300</b>	- 4.5%
Days on Market Until Sale	16	<b>16</b>	0.0%	26	<b>20</b>	- 23.1%
Median Sales Price*	\$250,000	<b>\$275,000</b>	+ 10.0%	\$243,000	<b>\$275,000</b>	+ 13.2%
Average Sales Price*	\$279,347	<b>\$298,551</b>	+ 6.9%	\$265,832	<b>\$299,040</b>	+ 12.5%
Percent of List Price Received*	101.2%	<b>100.1%</b>	- 1.1%	99.9%	<b>100.2%</b>	+ 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

