

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

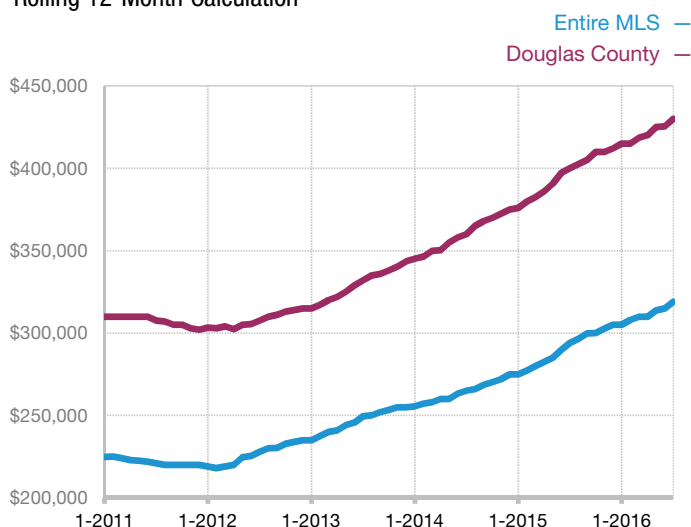
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	1,499	1,460	- 2.6%	--	--	--
Under Contract	650	619	- 4.8%	4,269	4,093	- 4.1%
New Listings	885	835	- 5.6%	5,259	5,317	+ 1.1%
Sold Listings	728	621	- 14.7%	3,906	3,681	- 5.8%
Days on Market Until Sale	27	28	+ 3.7%	33	34	+ 3.0%
Median Sales Price*	\$417,750	\$440,000	+ 5.3%	\$412,000	\$439,000	+ 6.6%
Average Sales Price*	\$476,357	\$508,497	+ 6.7%	\$466,504	\$501,071	+ 7.4%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	130	91	- 30.0%	--	--	--
Under Contract	140	134	- 4.3%	839	716	- 14.7%
New Listings	153	153	0.0%	927	796	- 14.1%
Sold Listings	162	106	- 34.6%	757	627	- 17.2%
Days on Market Until Sale	16	13	- 18.8%	18	15	- 16.7%
Median Sales Price*	\$250,000	\$285,000	+ 14.0%	\$245,000	\$277,300	+ 13.2%
Average Sales Price*	\$264,663	\$296,467	+ 12.0%	\$265,524	\$298,130	+ 12.3%
Percent of List Price Received*	100.7%	101.3%	+ 0.6%	100.4%	100.7%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

