

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

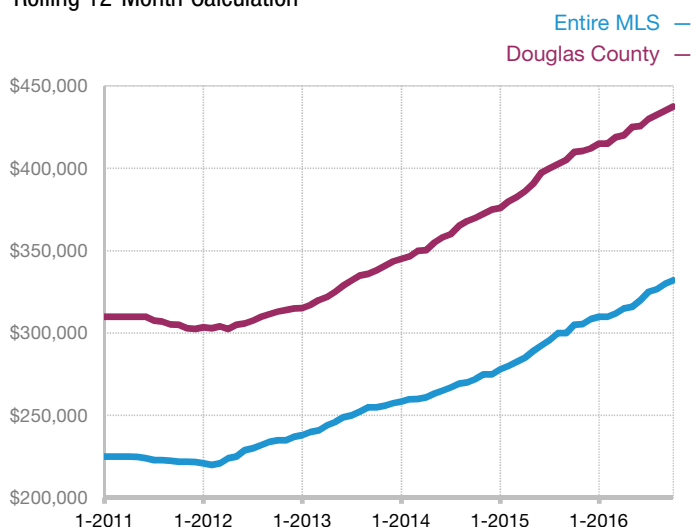
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	1,486	1,180	- 20.6%	--	--	--
Under Contract	515	574	+ 11.5%	5,875	5,765	- 1.9%
New Listings	630	517	- 17.9%	7,263	7,146	- 1.6%
Sold Listings	502	482	- 4.0%	5,613	5,425	- 3.3%
Days on Market Until Sale	33	39	+ 18.2%	32	35	+ 9.4%
Median Sales Price*	\$410,000	\$439,000	+ 7.1%	\$412,000	\$440,125	+ 6.8%
Average Sales Price*	\$466,809	\$513,018	+ 9.9%	\$468,324	\$503,301	+ 7.5%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	99.6%	99.5%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	139	60	- 56.8%	--	--	--
Under Contract	98	96	- 2.0%	1,178	1,041	- 11.6%
New Listings	117	93	- 20.5%	1,308	1,123	- 14.1%
Sold Listings	111	107	- 3.6%	1,125	994	- 11.6%
Days on Market Until Sale	22	21	- 4.5%	18	17	- 5.6%
Median Sales Price*	\$257,000	\$285,000	+ 10.9%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$291,897	\$306,919	+ 5.1%	\$267,268	\$300,042	+ 12.3%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	100.3%	100.4%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

