

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

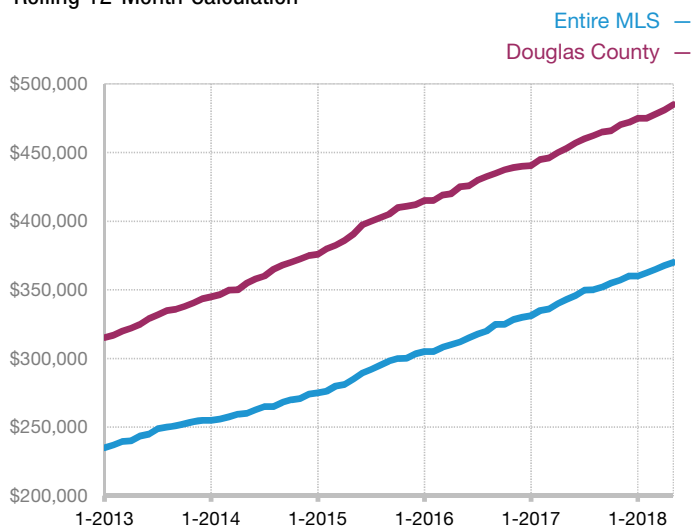
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	1,276	1,070	- 16.1%	--	--	--
Under Contract	669	727	+ 8.7%	2,894	3,002	+ 3.7%
New Listings	859	948	+ 10.4%	3,571	3,641	+ 2.0%
Sold Listings	676	670	- 0.9%	2,523	2,453	- 2.8%
Days on Market Until Sale	28	25	- 10.7%	36	33	- 8.3%
Median Sales Price*	\$475,000	\$510,750	+ 7.5%	\$470,000	\$505,000	+ 7.4%
Average Sales Price*	\$551,285	\$591,867	+ 7.4%	\$533,409	\$580,602	+ 8.8%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.7%	99.9%	+ 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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	149	134	- 10.1%	--	--	--
Under Contract	120	125	+ 4.2%	530	510	- 3.8%
New Listings	168	152	- 9.5%	635	572	- 9.9%
Sold Listings	133	114	- 14.3%	450	419	- 6.9%
Days on Market Until Sale	11	12	+ 9.1%	15	17	+ 13.3%
Median Sales Price*	\$305,000	\$321,500	+ 5.4%	\$300,000	\$330,000	+ 10.0%
Average Sales Price*	\$326,728	\$351,330	+ 7.5%	\$323,227	\$352,311	+ 9.0%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	100.4%	100.3%	- 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

