

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

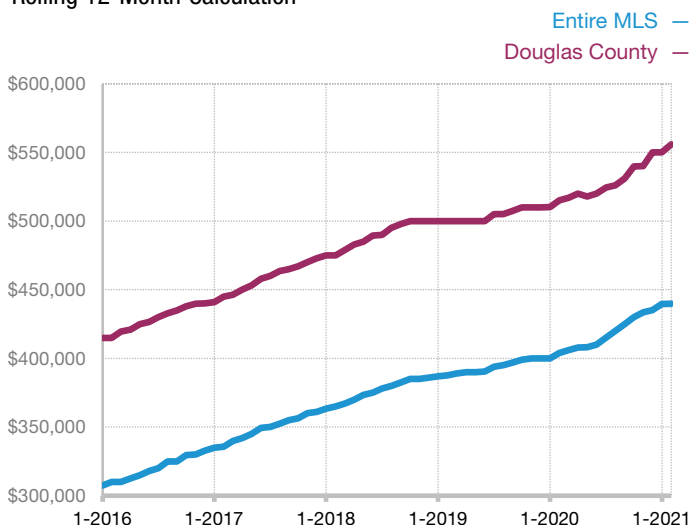
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	899	217	- 75.9%	--	--	--
Under Contract	499	556	+ 11.4%	1,030	1,028	- 0.2%
New Listings	581	533	- 8.3%	1,168	998	- 14.6%
Sold Listings	440	390	- 11.4%	810	681	- 15.9%
Days on Market Until Sale	46	19	- 58.7%	51	22	- 56.9%
Median Sales Price*	\$535,000	\$617,165	+ 15.4%	\$525,272	\$605,000	+ 15.2%
Average Sales Price*	\$588,303	\$725,949	+ 23.4%	\$605,436	\$718,905	+ 18.7%
Percent of List Price Received*	99.1%	102.6%	+ 3.5%	99.0%	102.0%	+ 3.0%

* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	212	41	- 80.7%	--	--	--
Under Contract	111	98	- 11.7%	215	223	+ 3.7%
New Listings	148	95	- 35.8%	259	204	- 21.2%
Sold Listings	101	88	- 12.9%	175	171	- 2.3%
Days on Market Until Sale	33	21	- 36.4%	40	27	- 32.5%
Median Sales Price*	\$355,000	\$379,000	+ 6.8%	\$343,000	\$390,000	+ 13.7%
Average Sales Price*	\$361,230	\$405,901	+ 12.4%	\$357,537	\$414,410	+ 15.9%
Percent of List Price Received*	99.3%	101.7%	+ 2.4%	99.2%	101.1%	+ 1.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

