

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

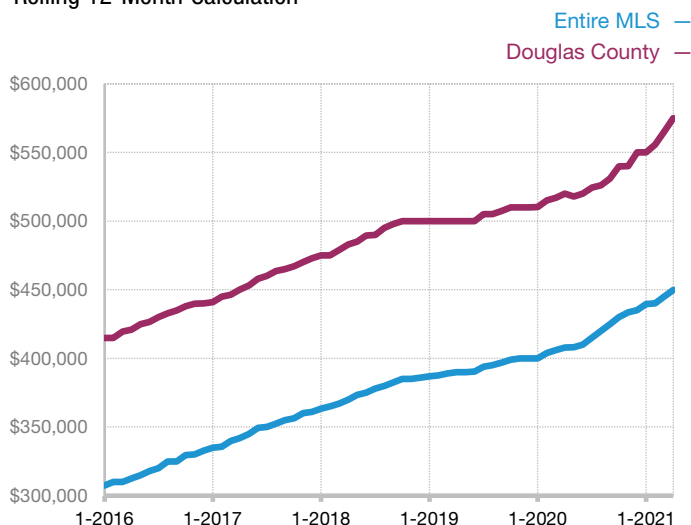
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	1,207	316	- 73.8%	--	--	--
Under Contract	423	726	+ 71.6%	1,997	2,444	+ 22.4%
New Listings	624	834	+ 33.7%	2,598	2,541	- 2.2%
Sold Listings	485	658	+ 35.7%	1,846	1,951	+ 5.7%
Days on Market Until Sale	27	11	- 59.3%	41	17	- 58.5%
Median Sales Price*	\$535,000	\$659,000	+ 23.2%	\$531,161	\$629,900	+ 18.6%
Average Sales Price*	\$605,895	\$779,170	+ 28.6%	\$606,267	\$744,283	+ 22.8%
Percent of List Price Received*	99.7%	104.4%	+ 4.7%	99.4%	103.3%	+ 3.9%

\* 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	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	277	40	- 85.6%	--	--	--
Under Contract	74	108	+ 45.9%	379	452	+ 19.3%
New Listings	111	116	+ 4.5%	516	436	- 15.5%
Sold Listings	77	108	+ 40.3%	363	401	+ 10.5%
Days on Market Until Sale	22	13	- 40.9%	36	19	- 47.2%
Median Sales Price*	\$343,000	\$425,002	+ 23.9%	\$345,000	\$400,000	+ 15.9%
Average Sales Price*	\$361,356	\$424,071	+ 17.4%	\$359,684	\$414,559	+ 15.3%
Percent of List Price Received*	99.7%	103.5%	+ 3.8%	99.6%	102.2%	+ 2.6%

\* 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

