

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

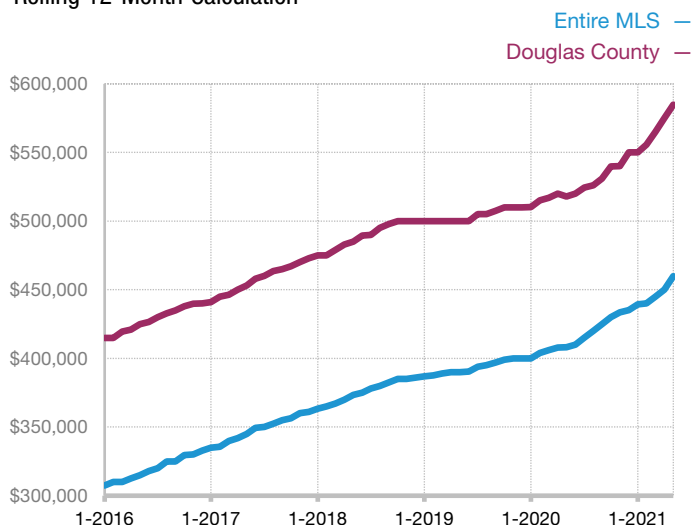
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	1,185	241	- 79.7%	--	--	--
Under Contract	797	835	+ 4.8%	2,794	3,258	+ 16.6%
New Listings	859	782	- 9.0%	3,457	3,321	- 3.9%
Sold Listings	477	702	+ 47.2%	2,323	2,660	+ 14.5%
Days on Market Until Sale	30	10	- 66.7%	39	15	- 61.5%
Median Sales Price*	\$515,000	\$650,000	+ 26.2%	\$527,380	\$632,220	+ 19.9%
Average Sales Price*	\$585,223	\$758,713	+ 29.6%	\$601,946	\$747,820	+ 24.2%
Percent of List Price Received*	99.4%	105.4%	+ 6.0%	99.4%	103.8%	+ 4.4%

\* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	273	24	- 91.2%	--	--	--
Under Contract	138	143	+ 3.6%	517	590	+ 14.1%
New Listings	138	132	- 4.3%	654	567	- 13.3%
Sold Listings	92	111	+ 20.7%	455	513	+ 12.7%
Days on Market Until Sale	27	14	- 48.1%	34	18	- 47.1%
Median Sales Price*	\$314,050	\$415,000	+ 32.1%	\$335,000	\$405,000	+ 20.9%
Average Sales Price*	\$327,986	\$426,239	+ 30.0%	\$353,275	\$417,325	+ 18.1%
Percent of List Price Received*	99.8%	103.3%	+ 3.5%	99.6%	102.4%	+ 2.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

