

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Douglas County

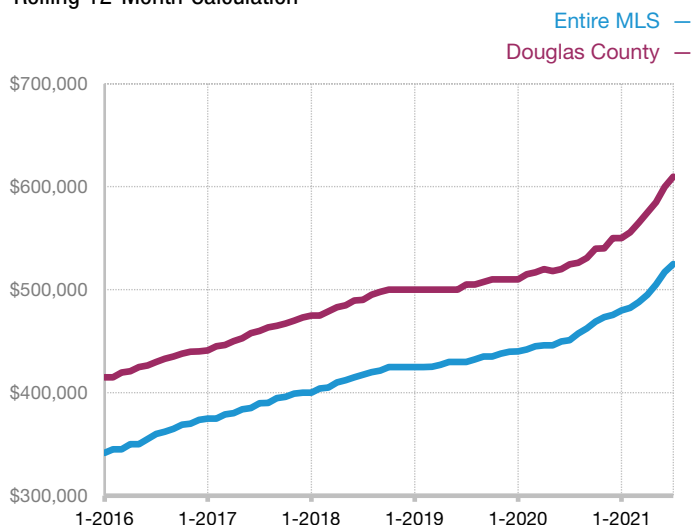
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	966	545	- 43.6%	--	--	--
Under Contract	848	682	- 19.6%	4,531	4,709	+ 3.9%
New Listings	822	846	+ 2.9%	5,123	5,148	+ 0.5%
Sold Listings	882	730	- 17.2%	3,965	4,233	+ 6.8%
Days on Market Until Sale	29	9	- 69.0%	35	13	- 62.9%
Median Sales Price*	\$545,000	\$659,500	+ 21.0%	\$534,990	\$645,000	+ 20.6%
Average Sales Price*	\$621,000	\$771,067	+ 24.2%	\$607,103	\$760,023	+ 25.2%
Percent of List Price Received*	99.8%	103.9%	+ 4.1%	99.5%	104.1%	+ 4.6%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	236	57	- 75.8%	--	--	--
Under Contract	149	137	- 8.1%	828	840	+ 1.4%
New Listings	171	143	- 16.4%	958	859	- 10.3%
Sold Listings	175	138	- 21.1%	744	786	+ 5.6%
Days on Market Until Sale	33	8	- 75.8%	35	15	- 57.1%
Median Sales Price*	\$347,500	\$438,328	+ 26.1%	\$342,825	\$412,670	+ 20.4%
Average Sales Price*	\$368,588	\$441,296	+ 19.7%	\$360,293	\$425,029	+ 18.0%
Percent of List Price Received*	99.7%	103.6%	+ 3.9%	99.6%	103.0%	+ 3.4%

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



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

