

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

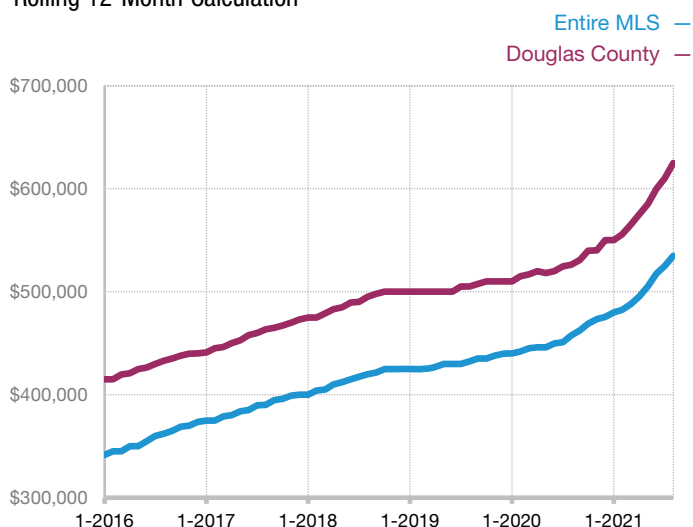
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	747	407	- 45.5%	--	--	--
Under Contract	796	758	- 4.8%	5,327	5,434	+ 2.0%
New Listings	658	632	- 4.0%	5,781	5,776	- 0.1%
Sold Listings	874	703	- 19.6%	4,839	4,944	+ 2.2%
Days on Market Until Sale	29	10	- 65.5%	34	12	- 64.7%
Median Sales Price*	\$550,000	\$656,500	+ 19.4%	\$535,000	\$646,500	+ 20.8%
Average Sales Price*	\$629,057	\$777,875	+ 23.7%	\$611,068	\$762,396	+ 24.8%
Percent of List Price Received*	99.8%	102.4%	+ 2.6%	99.5%	103.8%	+ 4.3%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	168	44	- 73.8%	--	--	--
Under Contract	153	125	- 18.3%	981	963	- 1.8%
New Listings	123	113	- 8.1%	1,081	974	- 9.9%
Sold Listings	133	125	- 6.0%	877	917	+ 4.6%
Days on Market Until Sale	24	8	- 66.7%	33	14	- 57.6%
Median Sales Price*	\$352,900	\$439,500	+ 24.5%	\$345,000	\$417,243	+ 20.9%
Average Sales Price*	\$378,808	\$442,057	+ 16.7%	\$363,101	\$427,382	+ 17.7%
Percent of List Price Received*	99.9%	102.0%	+ 2.1%	99.6%	102.9%	+ 3.3%

* 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

