

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

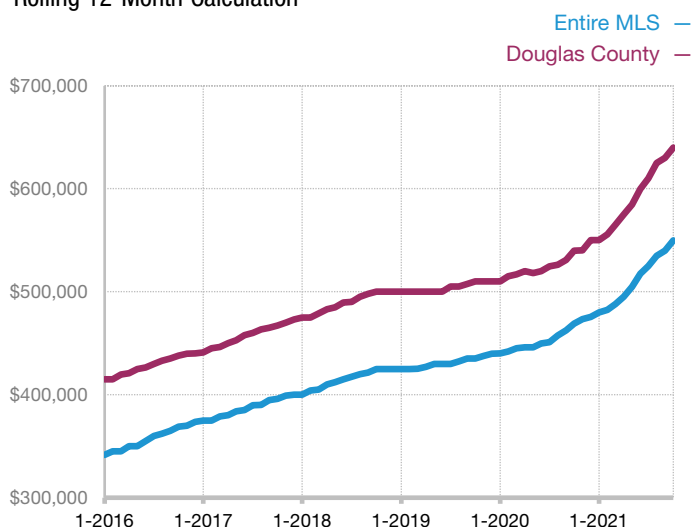
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	616	408	- 33.8%	--	--	--
Under Contract	632	645	+ 2.1%	6,659	6,627	- 0.5%
New Listings	625	573	- 8.3%	7,079	7,039	- 0.6%
Sold Listings	779	567	- 27.2%	6,368	6,176	- 3.0%
Days on Market Until Sale	28	13	- 53.6%	33	13	- 60.6%
Median Sales Price*	\$580,000	\$675,000	+ 16.4%	\$545,000	\$650,000	+ 19.3%
Average Sales Price*	\$687,142	\$778,092	+ 13.2%	\$624,575	\$765,436	+ 22.6%
Percent of List Price Received*	100.1%	101.9%	+ 1.8%	99.7%	103.4%	+ 3.7%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	137	57	- 58.4%	--	--	--
Under Contract	144	114	- 20.8%	1,265	1,167	- 7.7%
New Listings	149	122	- 18.1%	1,373	1,192	- 13.2%
Sold Listings	135	93	- 31.1%	1,171	1,137	- 2.9%
Days on Market Until Sale	21	11	- 47.6%	31	14	- 54.8%
Median Sales Price*	\$358,342	\$455,000	+ 27.0%	\$349,000	\$419,073	+ 20.1%
Average Sales Price*	\$376,834	\$452,389	+ 20.0%	\$370,044	\$429,741	+ 16.1%
Percent of List Price Received*	99.8%	102.4%	+ 2.6%	99.7%	102.7%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

