

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

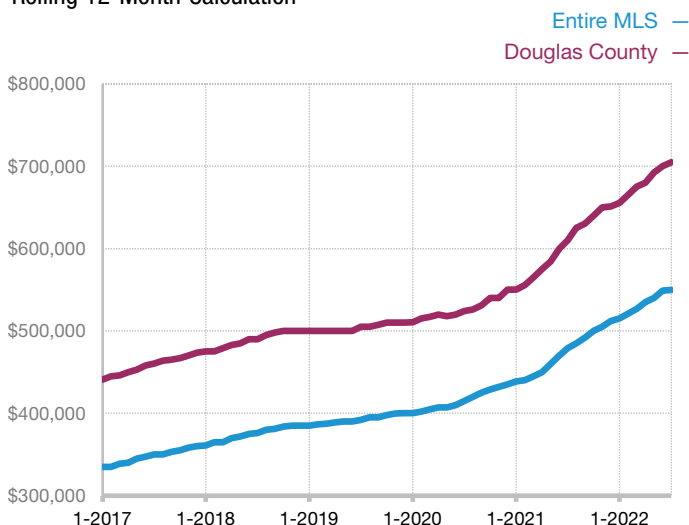
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	688	1,045	+ 51.9%	--	--	--
Under Contract	649	570	- 12.2%	4,669	4,018	- 13.9%
New Listings	849	757	- 10.8%	5,161	5,175	+ 0.3%
Sold Listings	743	544	- 26.8%	4,251	3,802	- 10.6%
Days on Market Until Sale	9	16	+ 77.8%	13	15	+ 15.4%
Median Sales Price*	\$657,995	\$730,000	+ 10.9%	\$645,000	\$735,000	+ 14.0%
Average Sales Price*	\$769,086	\$874,547	+ 13.7%	\$760,481	\$870,683	+ 14.5%
Percent of List Price Received*	103.9%	100.2%	- 3.6%	104.1%	103.3%	- 0.8%

* 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	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	77	141	+ 83.1%	--	--	--
Under Contract	133	90	- 32.3%	838	660	- 21.2%
New Listings	144	119	- 17.4%	863	802	- 7.1%
Sold Listings	145	81	- 44.1%	800	636	- 20.5%
Days on Market Until Sale	9	10	+ 11.1%	16	10	- 37.5%
Median Sales Price*	\$440,000	\$440,000	0.0%	\$412,670	\$488,500	+ 18.4%
Average Sales Price*	\$441,703	\$470,231	+ 6.5%	\$424,899	\$504,623	+ 18.8%
Percent of List Price Received*	103.5%	100.4%	- 3.0%	103.0%	103.6%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

