

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

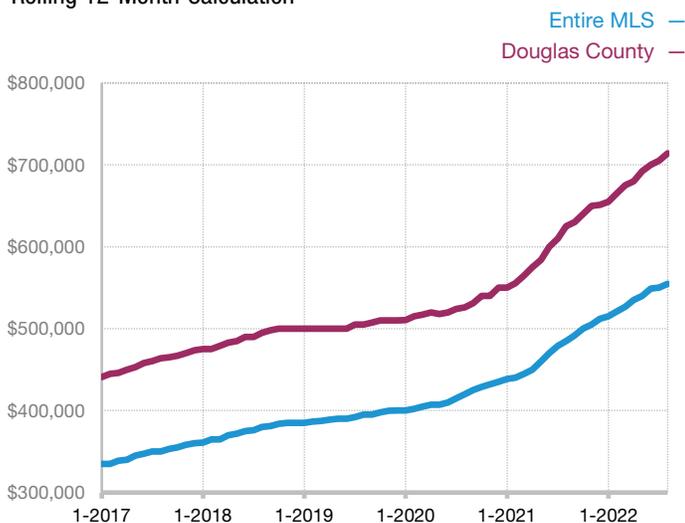
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	576	973	+ 68.9%	--	--	--
Under Contract	729	608	- 16.6%	5,396	4,569	- 15.3%
New Listings	648	592	- 8.6%	5,809	5,765	- 0.8%
Sold Listings	717	539	- 24.8%	4,967	4,343	- 12.6%
Days on Market Until Sale	10	24	+ 140.0%	13	16	+ 23.1%
Median Sales Price*	\$655,000	\$725,000	+ 10.7%	\$645,000	\$732,552	+ 13.6%
Average Sales Price*	\$774,754	\$846,285	+ 9.2%	\$762,474	\$867,618	+ 13.8%
Percent of List Price Received*	102.4%	98.8%	- 3.5%	103.9%	102.7%	- 1.2%

* 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	68	145	+ 113.2%	--	--	--
Under Contract	125	102	- 18.4%	963	757	- 21.4%
New Listings	119	112	- 5.9%	982	916	- 6.7%
Sold Listings	128	85	- 33.6%	928	722	- 22.2%
Days on Market Until Sale	8	14	+ 75.0%	15	11	- 26.7%
Median Sales Price*	\$436,000	\$465,000	+ 6.7%	\$416,272	\$485,000	+ 16.5%
Average Sales Price*	\$440,278	\$470,460	+ 6.9%	\$427,020	\$500,574	+ 17.2%
Percent of List Price Received*	101.9%	99.8%	- 2.1%	102.8%	103.1%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

