

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

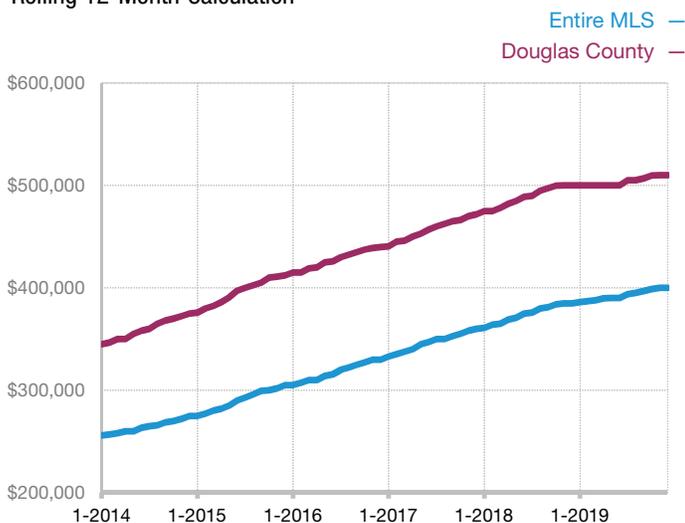
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	1,042	793	- 23.9%	--	--	--
Under Contract	360	360	0.0%	6,468	6,715	+ 3.8%
New Listings	198	279	+ 40.9%	7,771	8,052	+ 3.6%
Sold Listings	415	506	+ 21.9%	6,432	6,661	+ 3.6%
Days on Market Until Sale	53	51	- 3.8%	35	38	+ 8.6%
Median Sales Price*	\$486,146	\$489,450	+ 0.7%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$562,044	\$552,803	- 1.6%	\$578,364	\$584,828	+ 1.1%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.4%	99.1%	- 0.3%

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	188	157	- 16.5%	--	--	--
Under Contract	52	86	+ 65.4%	1,102	1,236	+ 12.2%
New Listings	41	56	+ 36.6%	1,278	1,442	+ 12.8%
Sold Listings	65	79	+ 21.5%	1,146	1,178	+ 2.8%
Days on Market Until Sale	53	42	- 20.8%	24	36	+ 50.0%
Median Sales Price*	\$331,000	\$349,990	+ 5.7%	\$328,000	\$335,118	+ 2.2%
Average Sales Price*	\$381,937	\$375,529	- 1.7%	\$351,670	\$356,952	+ 1.5%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	100.0%	99.2%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

