

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Douglas County

Contact the Douglas Elbert REALTOR® Association, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

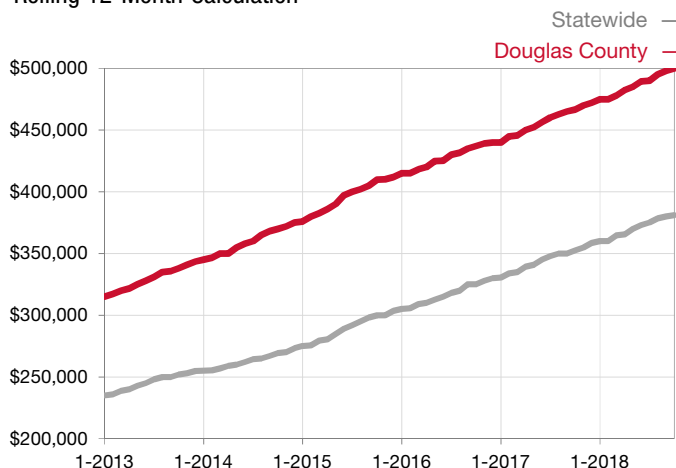
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	520	541	+ 4.0%	7,130	7,262	+ 1.9%
Sold Listings	553	452	- 18.3%	5,703	5,557	- 2.6%
Median Sales Price*	\$462,500	\$490,000	+ 5.9%	\$472,200	\$501,000	+ 6.1%
Average Sales Price*	\$540,828	\$574,948	+ 6.3%	\$542,490	\$583,128	+ 7.5%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.5%	99.5%	0.0%
Days on Market Until Sale	39	45	+ 15.4%	33	34	+ 3.0%
Inventory of Homes for Sale	1,251	1,231	- 1.6%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
New Listings	96	95	- 1.0%	1,273	1,169	- 8.2%
Sold Listings	104	117	+ 12.5%	1,021	995	- 2.5%
Median Sales Price*	\$320,500	\$312,086	- 2.6%	\$305,000	\$330,000	+ 8.2%
Average Sales Price*	\$360,422	\$332,924	- 7.6%	\$328,843	\$350,078	+ 6.5%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	100.3%	100.1%	- 0.2%
Days on Market Until Sale	21	30	+ 42.9%	17	22	+ 29.4%
Inventory of Homes for Sale	161	199	+ 23.6%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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

