

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

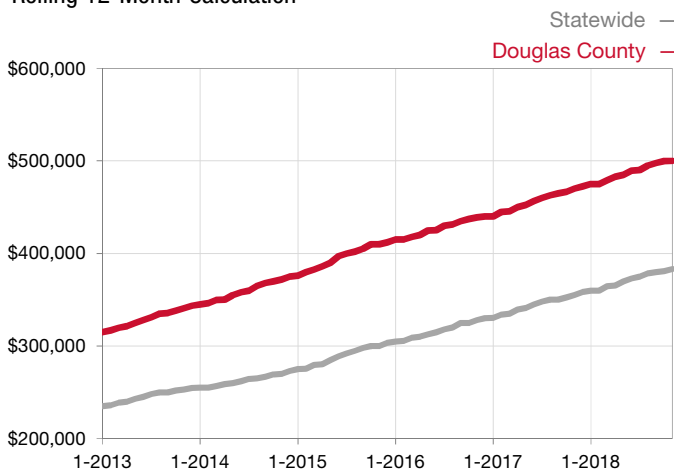
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
New Listings	388	396	+ 2.1%	7,518	7,653	+ 1.8%
Sold Listings	508	438	- 13.8%	6,215	6,015	- 3.2%
Median Sales Price*	\$476,000	\$481,000	+ 1.1%	\$473,000	\$500,000	+ 5.7%
Average Sales Price*	\$541,638	\$565,168	+ 4.3%	\$542,476	\$581,490	+ 7.2%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	43	40	- 7.0%	34	34	0.0%
Inventory of Homes for Sale	1,129	1,063	- 5.8%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Key Metrics						
New Listings	72	70	- 2.8%	1,345	1,241	- 7.7%
Sold Listings	103	78	- 24.3%	1,124	1,079	- 4.0%
Median Sales Price*	\$304,500	\$315,500	+ 3.6%	\$305,000	\$328,000	+ 7.5%
Average Sales Price*	\$324,277	\$345,406	+ 6.5%	\$328,425	\$350,058	+ 6.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.2%	100.1%	- 0.1%
Days on Market Until Sale	21	30	+ 42.9%	17	22	+ 29.4%
Inventory of Homes for Sale	154	171	+ 11.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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

