

Residential Update for South Metro Denver

The median sales price of single-family homes continued to rise while available properties declined during May 2015.

According to information provided by REcolorado® and the South Metro Denver Realtor® Association, the median sales price of single family homes increased 15.4 percent to \$376,000 in May 2015 over the May 2014. At the same time, the number of new listings dropped 5.2 percent – to 3,880 – across Arapahoe, Douglas, Jefferson and Douglas counties.

What that means is demand for homes remains high, while supply of available housing options remains somewhat low. In fact, the total number of active listings in May 2015 were reported as 3,604, down 36.5 percent from the 5,678 homes that were available in May 2014.

This is all good news for people who are trying to sell their homes, as the number of days on the market dropped while the sellers received slightly more than their asking price.

The average days a home was on the market dropped 31 percent to 20 days – from 29 days in May 2014, according to SMDRA's report on monthly indicators. The percent of list price received rose to 100.9 percent, a slight increase over May 2014.

While these numbers cover a wide area of the Denver metro area, here are some of the statistics for several of the key areas in Douglas County that are served by the Osgood Team:

Parker-Single Family Homes – May 2014 vs May 2015

May 2014

May 2015

Active Listings

428	276
Under Contract	
229	220
New Listings	
287	246
Sold Listings	
199	205
Days on Market	
35	26
Median Sales Price	
\$385,000	\$400,000
Ave. Sales Price	
\$422,304	\$436,527

Lone Tree-Single Family Homes – May 2014 vs May 2015

May 2014	May 2015
Active Listings	
76	79
Under Contract	
18	17
New Listings	
29	42
Sold Listings	
20	22
Days on Market	
33	87
Median Sales Price	
\$661,393	\$770,000

Ave. Sales Price

\$727,272

\$922,926

Douglas County-Single Family Homes – May 2014 vs May 2015

May 2014

May 2015

Active Listings

1,579

1,072

Under Contract

722

735

New Listings

938

890

Sold Listings

714

654

Days on Market

34

28

Median Sales Price

\$374,000

\$415,000

Ave. Sales Price

\$429,403

\$470,614