

**What's Going on in Real
Estate in Parker and the
Greater Denver Metro Area?
May 2018**

What's Up in Our Summer Colorado Market

DOUGLAS COUNTY- A Research Tool Provided by the Colorado Association of REALTORS®

Single Family Key Metrics	May		
	2017	2018	Percent Change from Previous Year
Inventory of Active Listings	1,276	1,070	- 16.1%
Under Contract	669	727	+ 8.7%
New Listings	859	948	+ 10.4%
Sold Listings	676	670	- 0.9%
Days on Market Until Sale	28	25	- 10.7%
Median Sales Price*	\$475,000	\$510,750	+ 7.5%
Average Sales Price*	\$551,285	\$591,867	+ 7.4%
Percent of List Price Received*	100.1%	100.1%	0.0%

You will see a significant rise in inventory Month over Month, from April to May.

Douglas County total inventory was 873 and rose to 1070 by the end of May. Realtors saw the effects of this as Buyers were fewer and farther between in certain price points - OR so they appeared. Realistically they had more homes to choose from, creating a slower feel in the market.

Prices continue to Rise slightly in Denver Metro, however they dipped slightly in Douglas County.

Month over Month The Average Home Price in Douglas County went down about \$500 from \$592,378 to \$591,867!

Days on Market remains on average at 25 DAYS.

Tune in for our Next Monthly Update, and we'll see what June Stats Hold!



<https://www.dmarealtors.com/market-trends>

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