

Local Market Update for September 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

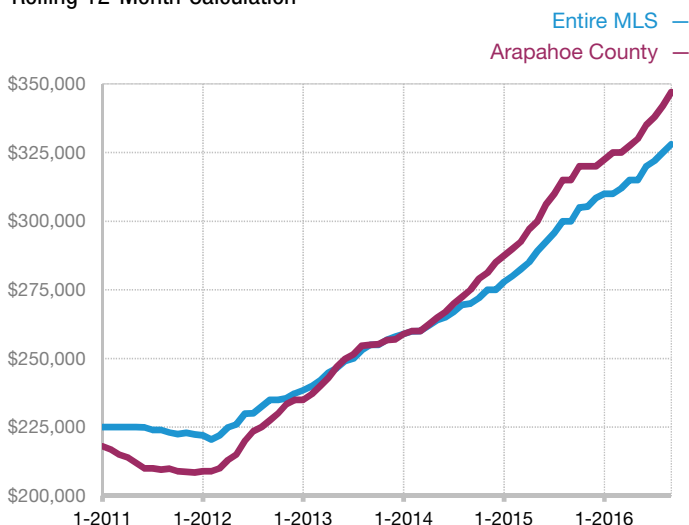
Single Family	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	1,316	1,182	- 10.2%	--	--	--
Under Contract	740	728	- 1.6%	6,730	6,580	- 2.2%
New Listings	847	881	+ 4.0%	7,852	7,848	- 0.1%
Sold Listings	767	705	- 8.1%	6,301	6,128	- 2.7%
Days on Market Until Sale	20	24	+ 20.0%	22	22	0.0%
Median Sales Price*	\$309,900	\$360,000	+ 16.2%	\$321,500	\$355,000	+ 10.4%
Average Sales Price*	\$389,406	\$423,826	+ 8.8%	\$392,974	\$427,341	+ 8.7%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	100.6%	100.5%	- 0.1%

* 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	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	461	331	- 28.2%	--	--	--
Under Contract	390	389	- 0.3%	3,403	3,304	- 2.9%
New Listings	420	408	- 2.9%	3,813	3,616	- 5.2%
Sold Listings	396	372	- 6.1%	3,241	3,083	- 4.9%
Days on Market Until Sale	17	19	+ 11.8%	13	15	+ 15.4%
Median Sales Price*	\$184,500	\$216,000	+ 17.1%	\$180,000	\$206,750	+ 14.9%
Average Sales Price*	\$197,352	\$232,089	+ 17.6%	\$199,290	\$222,726	+ 11.8%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	101.1%	101.1%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

