

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

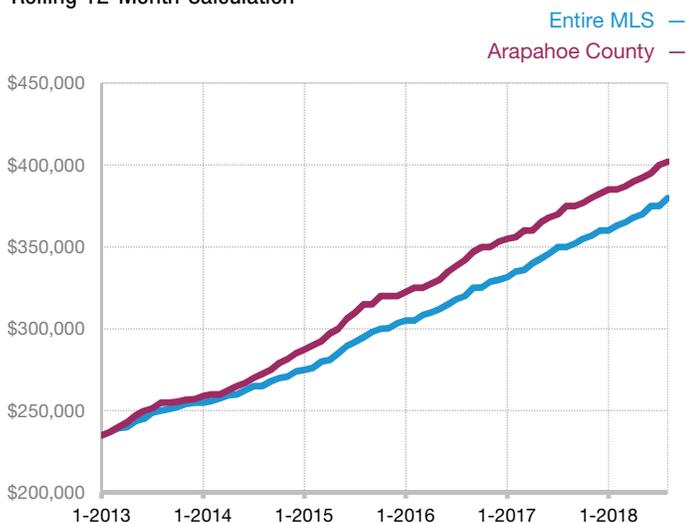
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,196	<b>1,128</b>	- 5.7%	--	--	--
Under Contract	737	<b>694</b>	- 5.8%	6,023	<b>5,560</b>	- 7.7%
New Listings	846	<b>874</b>	+ 3.3%	6,961	<b>6,796</b>	- 2.4%
Sold Listings	819	<b>707</b>	- 13.7%	5,854	<b>5,254</b>	- 10.2%
Days on Market Until Sale	20	<b>20</b>	0.0%	22	<b>20</b>	- 9.1%
Median Sales Price*	\$377,000	<b>\$406,000</b>	+ 7.7%	\$382,500	<b>\$415,000</b>	+ 8.5%
Average Sales Price*	\$450,139	<b>\$467,363</b>	+ 3.8%	\$454,438	<b>\$498,450</b>	+ 9.7%
Percent of List Price Received*	100.1%	<b>99.6%</b>	- 0.5%	100.3%	<b>100.4%</b>	+ 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	421	<b>456</b>	+ 8.3%	--	--	--
Under Contract	368	<b>361</b>	- 1.9%	2,904	<b>2,789</b>	- 4.0%
New Listings	435	<b>489</b>	+ 12.4%	3,210	<b>3,228</b>	+ 0.6%
Sold Listings	403	<b>364</b>	- 9.7%	2,804	<b>2,612</b>	- 6.8%
Days on Market Until Sale	13	<b>16</b>	+ 23.1%	17	<b>16</b>	- 5.9%
Median Sales Price*	\$239,000	<b>\$262,250</b>	+ 9.7%	\$230,000	<b>\$258,000</b>	+ 12.2%
Average Sales Price*	\$251,561	<b>\$279,333</b>	+ 11.0%	\$247,722	<b>\$274,574</b>	+ 10.8%
Percent of List Price Received*	100.6%	<b>100.0%</b>	- 0.6%	101.0%	<b>100.8%</b>	- 0.2%

\* 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

