

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

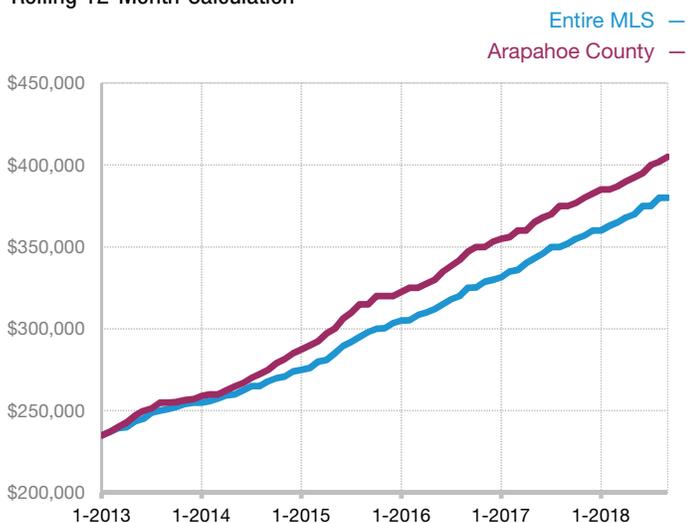
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,158	1,199	+ 3.5%	--	--	--
Under Contract	672	642	- 4.5%	6,695	6,167	- 7.9%
New Listings	756	826	+ 9.3%	7,717	7,616	- 1.3%
Sold Listings	692	569	- 17.8%	6,546	5,857	- 10.5%
Days on Market Until Sale	21	23	+ 9.5%	22	20	- 9.1%
Median Sales Price*	\$375,000	\$399,900	+ 6.6%	\$381,500	\$415,000	+ 8.8%
Average Sales Price*	\$443,748	\$470,775	+ 6.1%	\$453,308	\$495,705	+ 9.4%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	100.3%	100.2%	- 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		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	422	504	+ 19.4%	--	--	--
Under Contract	362	340	- 6.1%	3,266	3,100	- 5.1%
New Listings	397	410	+ 3.3%	3,607	3,638	+ 0.9%
Sold Listings	367	305	- 16.9%	3,171	2,933	- 7.5%
Days on Market Until Sale	13	19	+ 46.2%	17	16	- 5.9%
Median Sales Price*	\$241,000	\$266,000	+ 10.4%	\$230,000	\$259,900	+ 13.0%
Average Sales Price*	\$252,515	\$287,739	+ 13.9%	\$248,277	\$275,914	+ 11.1%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	100.9%	100.7%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

