

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

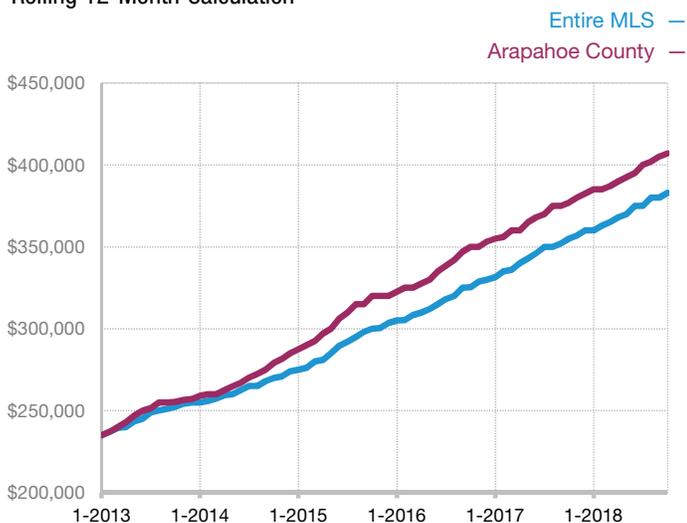
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	975	<b>1,134</b>	+ 16.3%	--	--	--
Under Contract	660	<b>645</b>	- 2.3%	7,355	<b>6,756</b>	- 8.1%
New Listings	567	<b>693</b>	+ 22.2%	8,284	<b>8,304</b>	+ 0.2%
Sold Listings	685	<b>590</b>	- 13.9%	7,231	<b>6,470</b>	- 10.5%
Days on Market Until Sale	26	<b>28</b>	+ 7.7%	22	<b>21</b>	- 4.5%
Median Sales Price*	\$387,000	<b>\$403,615</b>	+ 4.3%	\$382,475	<b>\$413,500</b>	+ 8.1%
Average Sales Price*	\$460,432	<b>\$486,396</b>	+ 5.6%	\$453,983	<b>\$494,559</b>	+ 8.9%
Percent of List Price Received*	99.4%	<b>99.0%</b>	- 0.4%	100.2%	<b>100.1%</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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	371	<b>499</b>	+ 34.5%	--	--	--
Under Contract	345	<b>343</b>	- 0.6%	3,611	<b>3,416</b>	- 5.4%
New Listings	323	<b>381</b>	+ 18.0%	3,930	<b>4,019</b>	+ 2.3%
Sold Listings	367	<b>338</b>	- 7.9%	3,538	<b>3,285</b>	- 7.2%
Days on Market Until Sale	19	<b>22</b>	+ 15.8%	17	<b>17</b>	0.0%
Median Sales Price*	\$244,000	<b>\$260,500</b>	+ 6.8%	\$232,500	<b>\$260,000</b>	+ 11.8%
Average Sales Price*	\$271,174	<b>\$281,554</b>	+ 3.8%	\$250,652	<b>\$276,599</b>	+ 10.4%
Percent of List Price Received*	100.1%	<b>99.1%</b>	- 1.0%	100.8%	<b>100.5%</b>	- 0.3%

\* 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

