

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

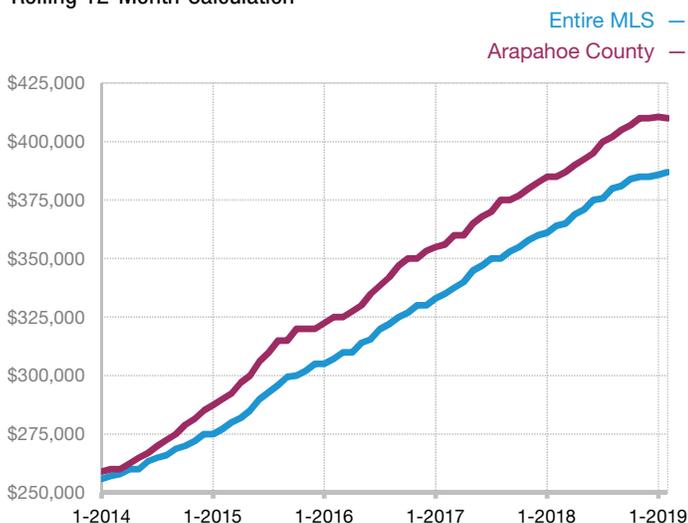
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	611	<b>714</b>	+ 16.9%	--	--	--
Under Contract	545	<b>600</b>	+ 10.1%	1,049	<b>1,124</b>	+ 7.1%
New Listings	610	<b>676</b>	+ 10.8%	1,151	<b>1,252</b>	+ 8.8%
Sold Listings	443	<b>467</b>	+ 5.4%	821	<b>865</b>	+ 5.4%
Days on Market Until Sale	28	<b>36</b>	+ 28.6%	29	<b>38</b>	+ 31.0%
Median Sales Price*	\$405,000	<b>\$406,000</b>	+ 0.2%	\$392,000	<b>\$400,000</b>	+ 2.0%
Average Sales Price*	\$464,534	<b>\$487,671</b>	+ 5.0%	\$465,747	<b>\$467,859</b>	+ 0.5%
Percent of List Price Received*	100.0%	<b>99.1%</b>	- 0.9%	99.8%	<b>99.0%</b>	- 0.8%

\* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	235	<b>377</b>	+ 60.4%	--	--	--
Under Contract	310	<b>341</b>	+ 10.0%	578	<b>625</b>	+ 8.1%
New Listings	299	<b>349</b>	+ 16.7%	575	<b>716</b>	+ 24.5%
Sold Listings	250	<b>272</b>	+ 8.8%	465	<b>462</b>	- 0.6%
Days on Market Until Sale	28	<b>32</b>	+ 14.3%	24	<b>33</b>	+ 37.5%
Median Sales Price*	\$255,000	<b>\$266,750</b>	+ 4.6%	\$247,000	<b>\$263,000</b>	+ 6.5%
Average Sales Price*	\$267,765	<b>\$285,190</b>	+ 6.5%	\$262,458	<b>\$280,971</b>	+ 7.1%
Percent of List Price Received*	100.3%	<b>99.3%</b>	- 1.0%	100.0%	<b>99.2%</b>	- 0.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

