

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

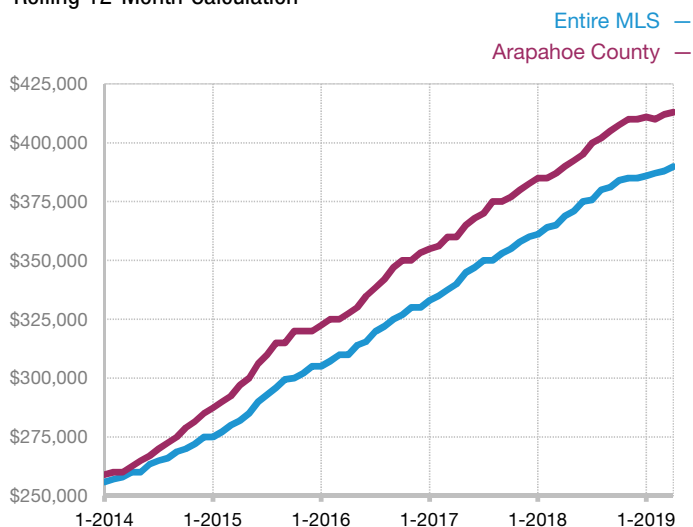
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	786	822	+ 4.6%	--	--	--
Under Contract	791	907	+ 14.7%	2,553	2,753	+ 7.8%
New Listings	943	1,043	+ 10.6%	2,931	3,103	+ 5.9%
Sold Listings	659	692	+ 5.0%	2,108	2,197	+ 4.2%
Days on Market Until Sale	18	25	+ 38.9%	23	31	+ 34.8%
Median Sales Price*	\$423,700	\$428,500	+ 1.1%	\$405,000	\$412,000	+ 1.7%
Average Sales Price*	\$530,722	\$536,018	+ 1.0%	\$493,274	\$492,163	- 0.2%
Percent of List Price Received*	100.9%	99.9%	- 1.0%	100.5%	99.4%	- 1.1%

* 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	293	410	+ 39.9%	--	--	--
Under Contract	364	414	+ 13.7%	1,303	1,402	+ 7.6%
New Listings	423	453	+ 7.1%	1,384	1,574	+ 13.7%
Sold Listings	340	361	+ 6.2%	1,151	1,175	+ 2.1%
Days on Market Until Sale	15	22	+ 46.7%	18	28	+ 55.6%
Median Sales Price*	\$250,000	\$273,000	+ 9.2%	\$249,900	\$268,000	+ 7.2%
Average Sales Price*	\$268,223	\$293,212	+ 9.3%	\$264,695	\$285,453	+ 7.8%
Percent of List Price Received*	101.9%	99.7%	- 2.2%	100.9%	99.4%	- 1.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

