

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

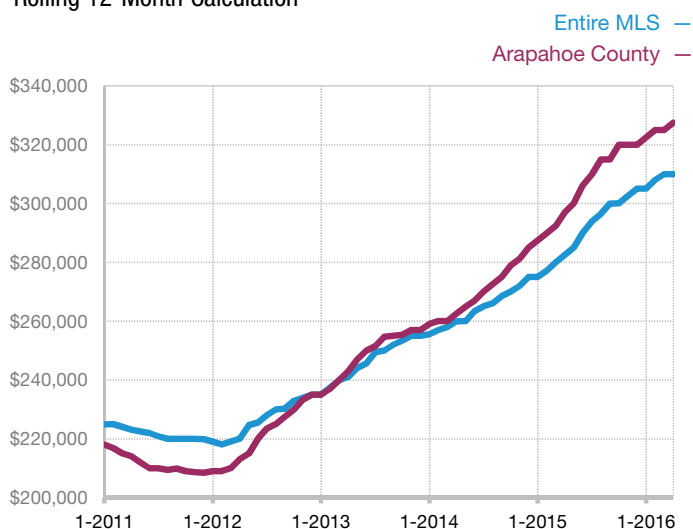
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	891	720	- 19.2%	--	--	--
Under Contract	803	795	- 1.0%	2,624	2,589	- 1.3%
New Listings	983	924	- 6.0%	2,927	2,899	- 1.0%
Sold Listings	729	644	- 11.7%	2,125	2,151	+ 1.2%
Days on Market Until Sale	23	21	- 8.7%	30	27	- 10.0%
Median Sales Price*	\$330,000	\$355,000	+ 7.6%	\$316,000	\$344,990	+ 9.2%
Average Sales Price*	\$400,254	\$448,856	+ 12.1%	\$382,514	\$415,960	+ 8.7%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	100.4%	100.3%	- 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	292	227	- 22.3%	--	--	--
Under Contract	389	373	- 4.1%	1,309	1,309	0.0%
New Listings	442	415	- 6.1%	1,410	1,365	- 3.2%
Sold Listings	353	317	- 10.2%	1,133	1,146	+ 1.1%
Days on Market Until Sale	12	15	+ 25.0%	16	19	+ 18.8%
Median Sales Price*	\$176,000	\$207,500	+ 17.9%	\$168,500	\$195,000	+ 15.7%
Average Sales Price*	\$198,758	\$224,481	+ 12.9%	\$192,918	\$213,931	+ 10.9%
Percent of List Price Received*	101.9%	101.7%	- 0.2%	100.8%	100.7%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

