

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

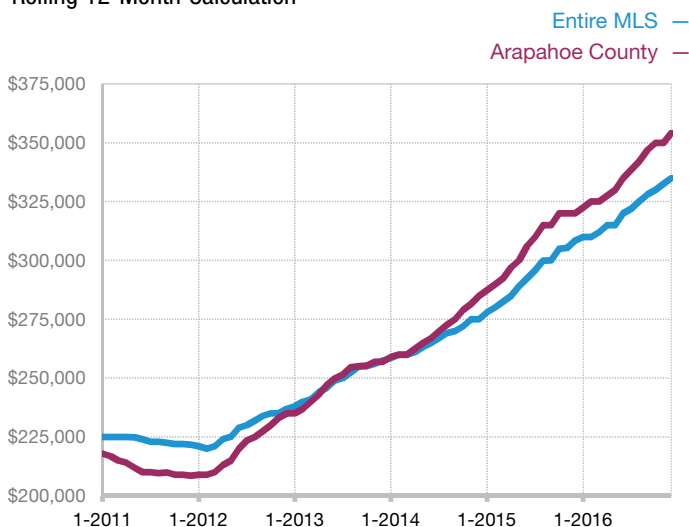
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	852	614	- 27.9%	--	--	--
Under Contract	409	484	+ 18.3%	8,386	8,304	- 1.0%
New Listings	327	349	+ 6.7%	9,392	9,434	+ 0.4%
Sold Listings	675	658	- 2.5%	8,250	8,181	- 0.8%
Days on Market Until Sale	31	34	+ 9.7%	23	24	+ 4.3%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$354,100	+ 10.7%
Average Sales Price*	\$405,066	\$408,040	+ 0.7%	\$393,286	\$423,886	+ 7.8%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	316	198	- 37.3%	--	--	--
Under Contract	222	247	+ 11.3%	4,286	4,195	- 2.1%
New Listings	177	195	+ 10.2%	4,644	4,450	- 4.2%
Sold Listings	365	334	- 8.5%	4,254	4,121	- 3.1%
Days on Market Until Sale	22	21	- 4.5%	15	16	+ 6.7%
Median Sales Price*	\$195,000	\$225,000	+ 15.4%	\$183,000	\$210,000	+ 14.8%
Average Sales Price*	\$200,480	\$256,697	+ 28.0%	\$199,366	\$226,744	+ 13.7%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	100.8%	100.8%	0.0%

* 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

