

# Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

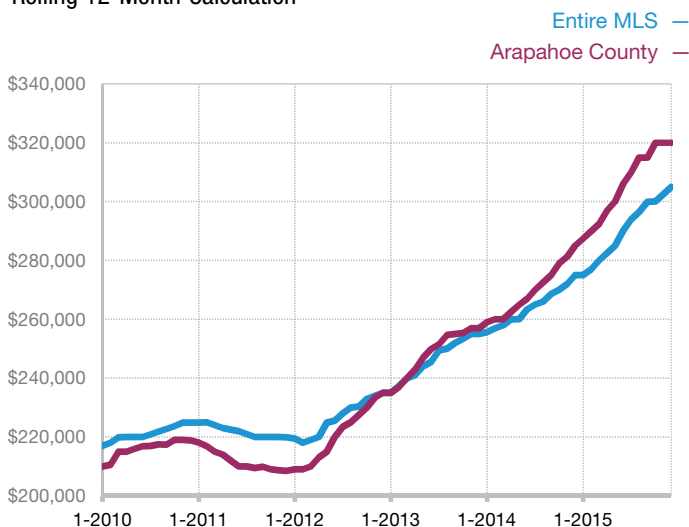
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	965	611	- 36.7%	--	--	--
Under Contract	379	452	+ 19.3%	8,020	8,443	+ 5.3%
New Listings	327	328	+ 0.3%	8,931	9,395	+ 5.2%
Sold Listings	602	644	+ 7.0%	8,069	8,194	+ 1.5%
Days on Market Until Sale	36	29	- 19.4%	32	23	- 28.1%
Median Sales Price*	\$299,000	\$320,000	+ 7.0%	\$285,000	\$320,000	+ 12.3%
Average Sales Price*	\$357,581	\$407,100	+ 13.8%	\$355,363	\$393,525	+ 10.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.4%	100.3%	+ 0.9%

\* 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		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	289	209	- 27.7%	--	--	--
Under Contract	240	255	+ 6.3%	3,770	4,335	+ 15.0%
New Listings	212	177	- 16.5%	4,019	4,644	+ 15.6%
Sold Listings	297	348	+ 17.2%	3,695	4,228	+ 14.4%
Days on Market Until Sale	23	23	0.0%	23	15	- 34.8%
Median Sales Price*	\$156,500	\$196,500	+ 25.6%	\$160,000	\$183,000	+ 14.4%
Average Sales Price*	\$174,404	\$200,919	+ 15.2%	\$174,930	\$199,425	+ 14.0%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	99.5%	100.8%	+ 1.3%

\* 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

