

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

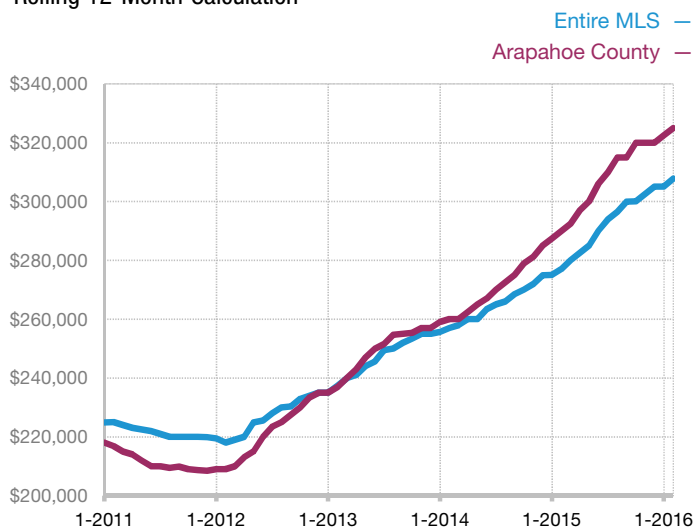
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	790	496	- 37.2%	--	--	--
Under Contract	587	631	+ 7.5%	1,071	1,142	+ 6.6%
New Listings	605	591	- 2.3%	1,128	1,136	+ 0.7%
Sold Listings	418	430	+ 2.9%	795	877	+ 10.3%
Days on Market Until Sale	38	32	- 15.8%	39	33	- 15.4%
Median Sales Price*	\$292,825	\$336,000	+ 14.7%	\$291,000	\$330,000	+ 13.4%
Average Sales Price*	\$366,522	\$388,680	+ 6.0%	\$357,793	\$392,966	+ 9.8%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	99.6%	99.6%	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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	259	144	- 44.4%	--	--	--
Under Contract	293	320	+ 9.2%	537	618	+ 15.1%
New Listings	296	299	+ 1.0%	565	578	+ 2.3%
Sold Listings	216	240	+ 11.1%	457	490	+ 7.2%
Days on Market Until Sale	15	22	+ 46.7%	17	22	+ 29.4%
Median Sales Price*	\$157,000	\$190,950	+ 21.6%	\$161,000	\$189,975	+ 18.0%
Average Sales Price*	\$180,627	\$206,189	+ 14.2%	\$183,729	\$206,089	+ 12.2%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.8%	99.7%	- 0.1%

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



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

