

Local Market Update for October 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

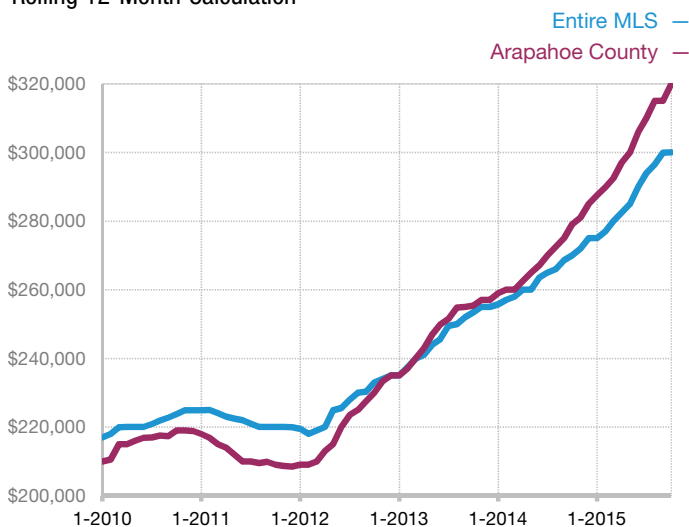
Single Family	October			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,364	957	- 29.8%	--	--	--
Under Contract	646	723	+ 11.9%	7,152	7,479	+ 4.6%
New Listings	663	735	+ 10.9%	8,203	8,586	+ 4.7%
Sold Listings	697	726	+ 4.2%	6,944	6,999	+ 0.8%
Days on Market Until Sale	31	22	- 29.0%	31	22	- 29.0%
Median Sales Price*	\$285,000	\$317,250	+ 11.3%	\$284,000	\$321,000	+ 13.0%
Average Sales Price*	\$339,200	\$396,305	+ 16.8%	\$354,790	\$393,290	+ 10.9%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.4%	100.5%	+ 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	October			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	407	312	- 23.3%	--	--	--
Under Contract	306	397	+ 29.7%	3,281	3,811	+ 16.2%
New Listings	332	373	+ 12.3%	3,591	4,189	+ 16.7%
Sold Listings	367	349	- 4.9%	3,142	3,580	+ 13.9%
Days on Market Until Sale	23	25	+ 8.7%	23	15	- 34.8%
Median Sales Price*	\$162,500	\$186,500	+ 14.8%	\$160,000	\$180,150	+ 12.6%
Average Sales Price*	\$175,342	\$197,854	+ 12.8%	\$173,799	\$199,075	+ 14.5%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	99.6%	100.9%	+ 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

