

Local Market Update for May 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

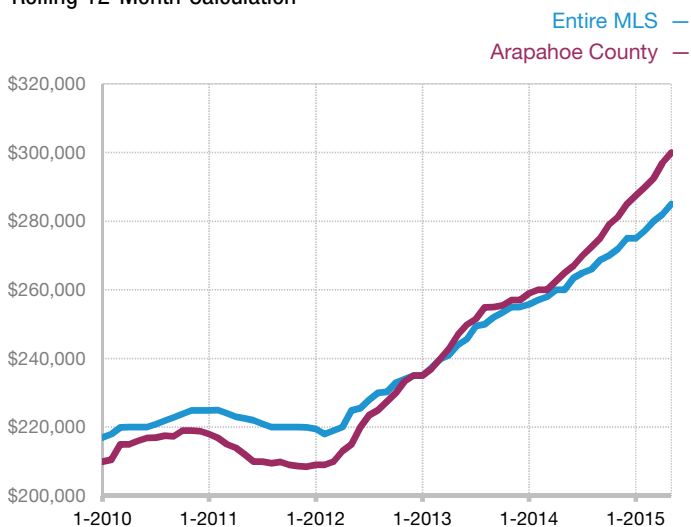
Single Family	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,349	812	- 39.8%	--	--	--
Under Contract	854	938	+ 9.8%	3,479	3,576	+ 2.8%
New Listings	1,070	1,037	- 3.1%	3,959	3,965	+ 0.2%
Sold Listings	816	726	- 11.0%	2,954	2,842	- 3.8%
Days on Market Until Sale	27	18	- 33.3%	39	27	- 30.8%
Median Sales Price*	\$284,950	\$331,950	+ 16.5%	\$275,000	\$320,000	+ 16.4%
Average Sales Price*	\$382,845	\$410,397	+ 7.2%	\$349,864	\$389,497	+ 11.3%
Percent of List Price Received*	99.9%	101.1%	+ 1.2%	99.2%	100.6%	+ 1.4%

* 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	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	437	254	- 41.9%	--	--	--
Under Contract	361	441	+ 22.2%	1,476	1,761	+ 19.3%
New Listings	438	482	+ 10.0%	1,655	1,893	+ 14.4%
Sold Listings	344	365	+ 6.1%	1,246	1,495	+ 20.0%
Days on Market Until Sale	20	11	- 45.0%	28	15	- 46.4%
Median Sales Price*	\$167,000	\$185,000	+ 10.8%	\$154,100	\$174,000	+ 12.9%
Average Sales Price*	\$177,664	\$201,399	+ 13.4%	\$169,199	\$195,030	+ 15.3%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	99.4%	101.1%	+ 1.7%

* 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

