

Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

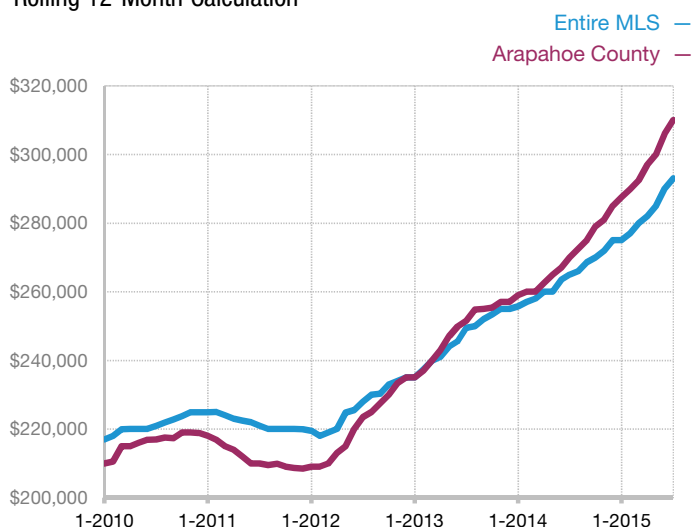
Single Family	July			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Inventory of Active Listings	1,528	1,066	- 30.2%	--	--	--
Under Contract	782	856	+ 9.5%	5,108	5,273	+ 3.2%
New Listings	1,016	1,109	+ 9.2%	5,977	6,098	+ 2.0%
Sold Listings	899	904	+ 0.6%	4,720	4,701	- 0.4%
Days on Market Until Sale	23	14	- 39.1%	33	23	- 30.3%
Median Sales Price*	\$292,000	\$325,000	+ 11.3%	\$280,800	\$325,000	+ 15.7%
Average Sales Price*	\$364,244	\$402,485	+ 10.5%	\$357,763	\$394,569	+ 10.3%
Percent of List Price Received*	99.7%	100.9%	+ 1.2%	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.

Townhouse-Condo	July			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Inventory of Active Listings	518	341	- 34.2%	--	--	--
Under Contract	368	465	+ 26.4%	2,232	2,652	+ 18.8%
New Listings	437	546	+ 24.9%	2,547	2,931	+ 15.1%
Sold Listings	390	454	+ 16.4%	2,012	2,389	+ 18.7%
Days on Market Until Sale	17	10	- 41.2%	24	13	- 45.8%
Median Sales Price*	\$170,500	\$185,000	+ 8.5%	\$157,000	\$180,000	+ 14.6%
Average Sales Price*	\$180,358	\$203,077	+ 12.6%	\$171,879	\$199,590	+ 16.1%
Percent of List Price Received*	99.9%	101.2%	+ 1.3%	99.6%	101.3%	+ 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

