

# Local Market Update for March 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

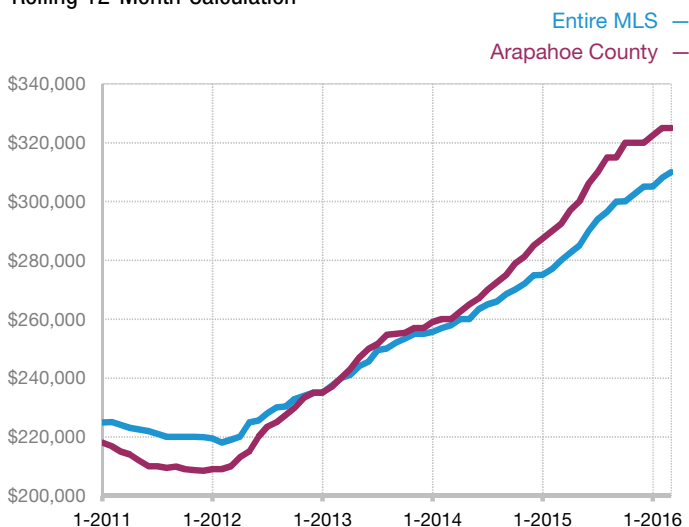
Single Family	March			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	782	<b>608</b>	- 22.3%	--	--	--
Under Contract	750	<b>737</b>	- 1.7%	1,821	<b>1,835</b>	+ 0.8%
New Listings	816	<b>843</b>	+ 3.3%	1,944	<b>1,977</b>	+ 1.7%
Sold Listings	601	<b>581</b>	- 3.3%	1,396	<b>1,483</b>	+ 6.2%
Days on Market Until Sale	28	<b>25</b>	- 10.7%	34	<b>30</b>	- 11.8%
Median Sales Price*	\$321,500	<b>\$354,000</b>	+ 10.1%	\$308,250	<b>\$339,000</b>	+ 10.0%
Average Sales Price*	\$393,697	<b>\$417,282</b>	+ 6.0%	\$373,251	<b>\$402,458</b>	+ 7.8%
Percent of List Price Received*	100.7%	<b>100.4%</b>	- 0.3%	100.1%	<b>99.9%</b>	- 0.2%

\* 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	March			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	258	<b>168</b>	- 34.9%	--	--	--
Under Contract	383	<b>374</b>	- 2.3%	920	<b>968</b>	+ 5.2%
New Listings	403	<b>373</b>	- 7.4%	968	<b>951</b>	- 1.8%
Sold Listings	323	<b>319</b>	- 1.2%	780	<b>822</b>	+ 5.4%
Days on Market Until Sale	18	<b>18</b>	0.0%	18	<b>20</b>	+ 11.1%
Median Sales Price*	\$177,500	<b>\$195,000</b>	+ 9.9%	\$166,500	<b>\$192,000</b>	+ 15.3%
Average Sales Price*	\$199,537	<b>\$216,527</b>	+ 8.5%	\$190,275	<b>\$210,288</b>	+ 10.5%
Percent of List Price Received*	101.0%	<b>101.3%</b>	+ 0.3%	100.3%	<b>100.3%</b>	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.

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



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

