

Local Market Update for March 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

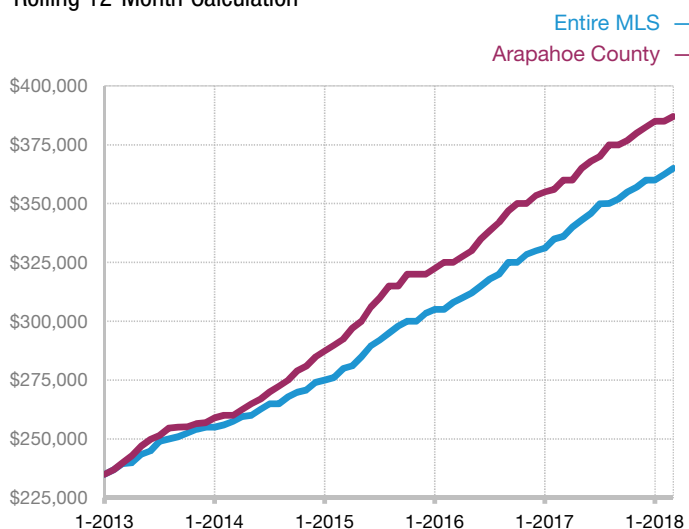
Single Family	March			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	819	506	- 38.2%	--	--	--
Under Contract	744	764	+ 2.7%	1,973	1,821	- 7.7%
New Listings	937	840	- 10.4%	2,159	1,990	- 7.8%
Sold Listings	756	597	- 21.0%	1,752	1,409	- 19.6%
Days on Market Until Sale	29	20	- 31.0%	31	26	- 16.1%
Median Sales Price*	\$385,000	\$405,000	+ 5.2%	\$370,000	\$398,900	+ 7.8%
Average Sales Price*	\$464,820	\$492,114	+ 5.9%	\$445,103	\$477,137	+ 7.2%
Percent of List Price Received*	100.2%	100.8%	+ 0.6%	99.8%	100.2%	+ 0.4%

* 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	March			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	235	178	- 24.3%	--	--	--
Under Contract	354	379	+ 7.1%	931	959	+ 3.0%
New Listings	375	387	+ 3.2%	950	963	+ 1.4%
Sold Listings	337	323	- 4.2%	854	782	- 8.4%
Days on Market Until Sale	23	13	- 43.5%	23	18	- 21.7%
Median Sales Price*	\$230,000	\$248,000	+ 7.8%	\$218,000	\$247,000	+ 13.3%
Average Sales Price*	\$244,108	\$264,997	+ 8.6%	\$235,408	\$262,883	+ 11.7%
Percent of List Price Received*	101.1%	101.2%	+ 0.1%	100.4%	100.5%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

