

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

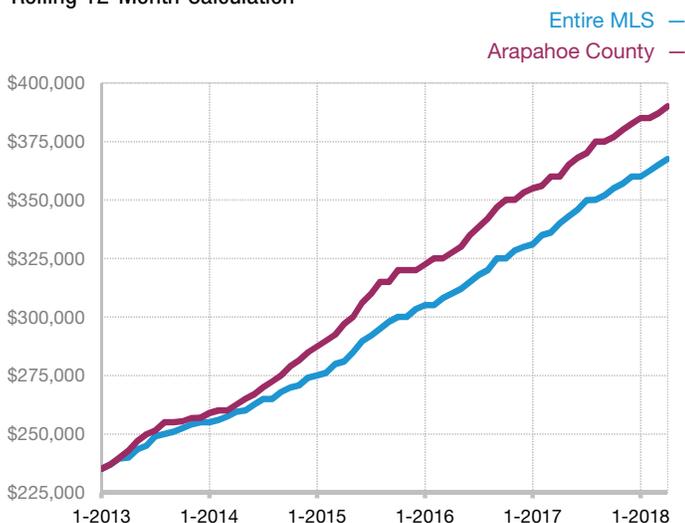
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	859	594	- 30.8%	--	--	--
Under Contract	804	861	+ 7.1%	2,776	2,636	- 5.0%
New Listings	908	948	+ 4.4%	3,067	2,937	- 4.2%
Sold Listings	626	637	+ 1.8%	2,378	2,077	- 12.7%
Days on Market Until Sale	20	18	- 10.0%	28	23	- 17.9%
Median Sales Price*	\$380,000	\$425,000	+ 11.8%	\$375,000	\$405,000	+ 8.0%
Average Sales Price*	\$456,937	\$535,094	+ 17.1%	\$448,219	\$494,050	+ 10.2%
Percent of List Price Received*	100.7%	101.0%	+ 0.3%	100.0%	100.5%	+ 0.5%

* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	291	198	- 32.0%	--	--	--
Under Contract	368	394	+ 7.1%	1,299	1,342	+ 3.3%
New Listings	439	421	- 4.1%	1,389	1,383	- 0.4%
Sold Listings	337	311	- 7.7%	1,191	1,112	- 6.6%
Days on Market Until Sale	19	15	- 21.1%	22	17	- 22.7%
Median Sales Price*	\$234,100	\$251,000	+ 7.2%	\$224,000	\$249,700	+ 11.5%
Average Sales Price*	\$250,838	\$269,521	+ 7.4%	\$239,774	\$264,574	+ 10.3%
Percent of List Price Received*	101.5%	102.0%	+ 0.5%	100.7%	100.9%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

