

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

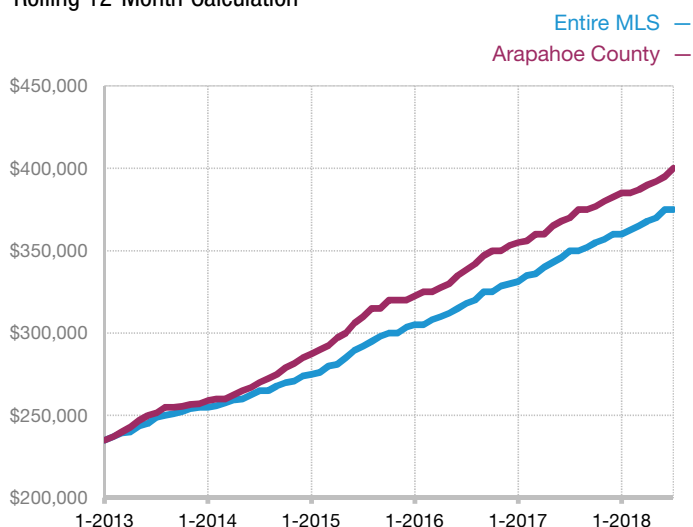
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	1,184	1,028	- 13.2%	--	--	--
Under Contract	779	776	- 0.4%	5,286	4,933	- 6.7%
New Listings	923	944	+ 2.3%	6,115	5,931	- 3.0%
Sold Listings	838	747	- 10.9%	5,035	4,517	- 10.3%
Days on Market Until Sale	18	18	0.0%	23	20	- 13.0%
Median Sales Price*	\$385,500	\$425,000	+ 10.2%	\$384,700	\$416,000	+ 8.1%
Average Sales Price*	\$461,674	\$501,623	+ 8.7%	\$455,138	\$503,922	+ 10.7%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	100.4%	100.5%	+ 0.1%

* 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	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	378	358	- 5.3%	--	--	--
Under Contract	396	389	- 1.8%	2,535	2,451	- 3.3%
New Listings	452	442	- 2.2%	2,775	2,739	- 1.3%
Sold Listings	390	334	- 14.4%	2,401	2,226	- 7.3%
Days on Market Until Sale	14	15	+ 7.1%	18	16	- 11.1%
Median Sales Price*	\$235,260	\$264,000	+ 12.2%	\$229,000	\$255,575	+ 11.6%
Average Sales Price*	\$254,619	\$284,721	+ 11.8%	\$247,077	\$274,226	+ 11.0%
Percent of List Price Received*	101.0%	100.6%	- 0.4%	101.0%	100.9%	- 0.1%

* 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

