

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

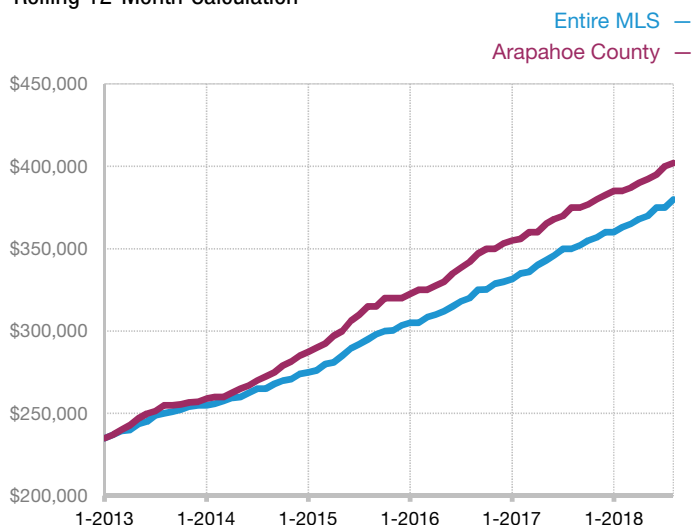
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	1,196	1,128	- 5.7%	--	--	--
Under Contract	737	694	- 5.8%	6,023	5,560	- 7.7%
New Listings	846	874	+ 3.3%	6,961	6,796	- 2.4%
Sold Listings	819	707	- 13.7%	5,854	5,254	- 10.2%
Days on Market Until Sale	20	20	0.0%	22	20	- 9.1%
Median Sales Price*	\$377,000	\$406,000	+ 7.7%	\$382,500	\$415,000	+ 8.5%
Average Sales Price*	\$450,139	\$467,363	+ 3.8%	\$454,438	\$498,450	+ 9.7%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	100.3%	100.4%	+ 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	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	421	456	+ 8.3%	--	--	--
Under Contract	368	361	- 1.9%	2,904	2,789	- 4.0%
New Listings	435	489	+ 12.4%	3,210	3,228	+ 0.6%
Sold Listings	403	364	- 9.7%	2,804	2,612	- 6.8%
Days on Market Until Sale	13	16	+ 23.1%	17	16	- 5.9%
Median Sales Price*	\$239,000	\$262,250	+ 9.7%	\$230,000	\$258,000	+ 12.2%
Average Sales Price*	\$251,561	\$279,333	+ 11.0%	\$247,722	\$274,574	+ 10.8%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	101.0%	100.8%	- 0.2%

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



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

