

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

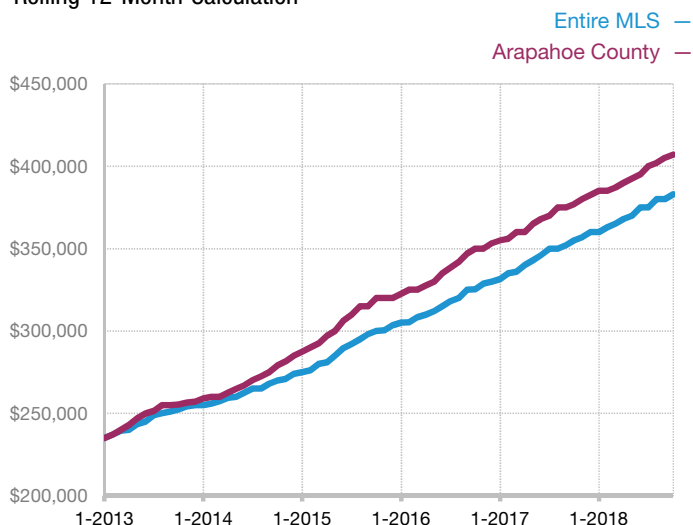
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	975	1,134	+ 16.3%	--	--	--
Under Contract	660	645	- 2.3%	7,355	6,756	- 8.1%
New Listings	567	693	+ 22.2%	8,284	8,304	+ 0.2%
Sold Listings	685	590	- 13.9%	7,231	6,470	- 10.5%
Days on Market Until Sale	26	28	+ 7.7%	22	21	- 4.5%
Median Sales Price*	\$387,000	\$403,615	+ 4.3%	\$382,475	\$413,500	+ 8.1%
Average Sales Price*	\$460,432	\$486,396	+ 5.6%	\$453,983	\$494,559	+ 8.9%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	100.2%	100.1%	- 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	371	499	+ 34.5%	--	--	--
Under Contract	345	343	- 0.6%	3,611	3,416	- 5.4%
New Listings	323	381	+ 18.0%	3,930	4,019	+ 2.3%
Sold Listings	367	338	- 7.9%	3,538	3,285	- 7.2%
Days on Market Until Sale	19	22	+ 15.8%	17	17	0.0%
Median Sales Price*	\$244,000	\$260,500	+ 6.8%	\$232,500	\$260,000	+ 11.8%
Average Sales Price*	\$271,174	\$281,554	+ 3.8%	\$250,652	\$276,599	+ 10.4%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	100.8%	100.5%	- 0.3%

* 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

