

# Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

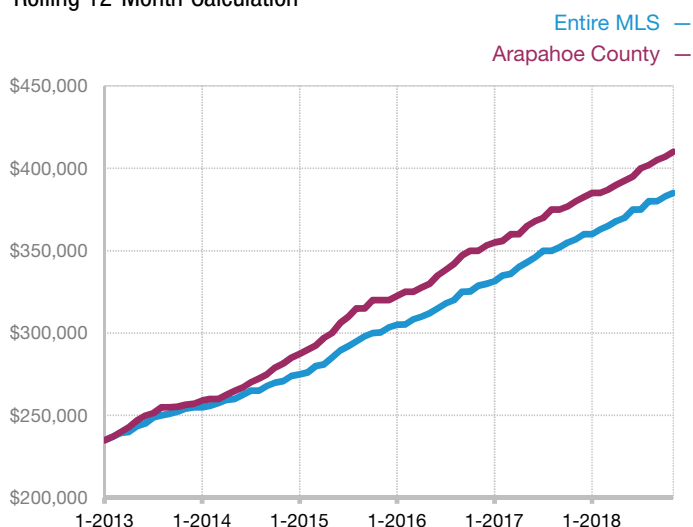
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	844	933	+ 10.5%	--	--	--
Under Contract	532	556	+ 4.5%	7,887	7,282	- 7.7%
New Listings	466	516	+ 10.7%	8,750	8,820	+ 0.8%
Sold Listings	636	576	- 9.4%	7,867	7,067	- 10.2%
Days on Market Until Sale	27	32	+ 18.5%	23	22	- 4.3%
Median Sales Price*	\$380,000	\$390,000	+ 2.6%	\$382,000	\$410,000	+ 7.3%
Average Sales Price*	\$439,369	\$473,244	+ 7.7%	\$452,803	\$492,919	+ 8.9%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	100.1%	100.0%	- 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	326	475	+ 45.7%	--	--	--
Under Contract	281	286	+ 1.8%	3,892	3,672	- 5.7%
New Listings	256	289	+ 12.9%	4,186	4,308	+ 2.9%
Sold Listings	331	300	- 9.4%	3,870	3,601	- 7.0%
Days on Market Until Sale	20	27	+ 35.0%	17	18	+ 5.9%
Median Sales Price*	\$239,500	\$265,000	+ 10.6%	\$233,000	\$260,000	+ 11.6%
Average Sales Price*	\$250,596	\$282,655	+ 12.8%	\$250,696	\$277,017	+ 10.5%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	100.7%	100.4%	- 0.3%

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



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

