

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

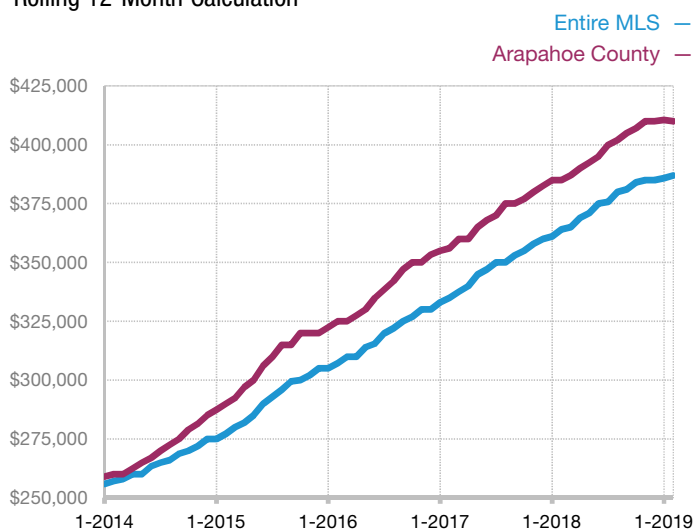
Single Family	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	611	714	+ 16.9%	--	--	--
Under Contract	545	600	+ 10.1%	1,049	1,124	+ 7.1%
New Listings	610	676	+ 10.8%	1,151	1,252	+ 8.8%
Sold Listings	443	467	+ 5.4%	821	865	+ 5.4%
Days on Market Until Sale	28	36	+ 28.6%	29	38	+ 31.0%
Median Sales Price*	\$405,000	\$406,000	+ 0.2%	\$392,000	\$400,000	+ 2.0%
Average Sales Price*	\$464,534	\$487,671	+ 5.0%	\$465,747	\$467,859	+ 0.5%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	99.8%	99.0%	- 0.8%

\* 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	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	235	377	+ 60.4%	--	--	--
Under Contract	310	341	+ 10.0%	578	625	+ 8.1%
New Listings	299	349	+ 16.7%	575	716	+ 24.5%
Sold Listings	250	272	+ 8.8%	465	462	- 0.6%
Days on Market Until Sale	28	32	+ 14.3%	24	33	+ 37.5%
Median Sales Price*	\$255,000	\$266,750	+ 4.6%	\$247,000	\$263,000	+ 6.5%
Average Sales Price*	\$267,765	\$285,190	+ 6.5%	\$262,458	\$280,971	+ 7.1%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	100.0%	99.2%	- 0.8%

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



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

