

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

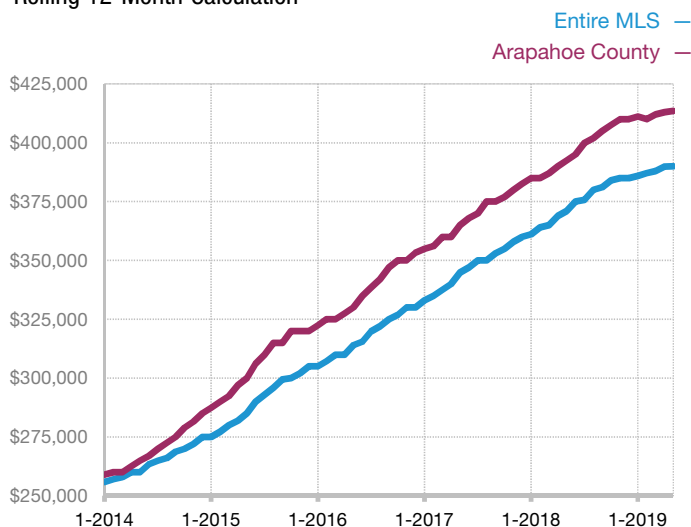
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	933	1,117	+ 19.7%	--	--	--
Under Contract	846	951	+ 12.4%	3,399	3,632	+ 6.9%
New Listings	1,055	1,262	+ 19.6%	3,986	4,356	+ 9.3%
Sold Listings	822	813	- 1.1%	2,930	3,035	+ 3.6%
Days on Market Until Sale	16	21	+ 31.3%	21	28	+ 33.3%
Median Sales Price*	\$423,000	\$430,000	+ 1.7%	\$412,000	\$416,000	+ 1.0%
Average Sales Price*	\$510,557	\$517,401	+ 1.3%	\$498,123	\$498,405	+ 0.1%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	100.6%	99.5%	- 1.1%

\* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	346	504	+ 45.7%	--	--	--
Under Contract	367	424	+ 15.5%	1,670	1,787	+ 7.0%
New Listings	446	533	+ 19.5%	1,830	2,105	+ 15.0%
Sold Listings	376	375	- 0.3%	1,527	1,558	+ 2.0%
Days on Market Until Sale	13	20	+ 53.8%	17	26	+ 52.9%
Median Sales Price*	\$262,000	\$275,000	+ 5.0%	\$251,000	\$270,000	+ 7.6%
Average Sales Price*	\$276,141	\$307,012	+ 11.2%	\$267,514	\$290,406	+ 8.6%
Percent of List Price Received*	101.3%	99.6%	- 1.7%	101.0%	99.5%	- 1.5%

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



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

