

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

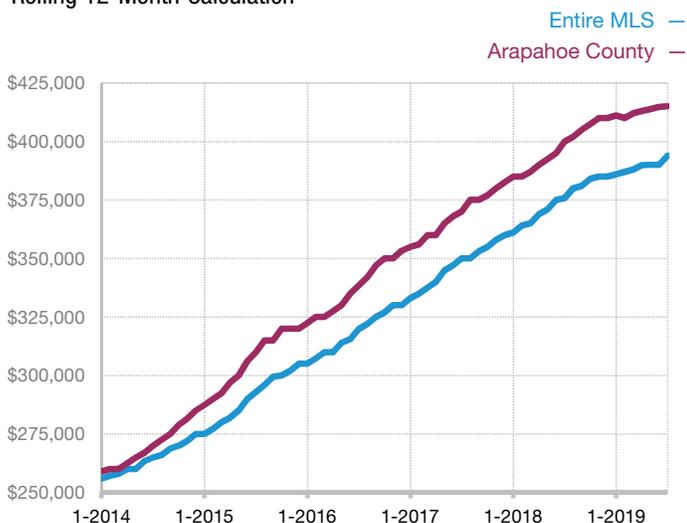
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,247	1,106	- 11.3%	--	--	--
Under Contract	704	804	+ 14.2%	4,852	5,201	+ 7.2%
New Listings	931	824	- 11.5%	5,919	6,165	+ 4.2%
Sold Listings	775	804	+ 3.7%	4,557	4,733	+ 3.9%
Days on Market Until Sale	18	23	+ 27.8%	20	26	+ 30.0%
Median Sales Price*	\$421,500	\$430,000	+ 2.0%	\$416,000	\$420,000	+ 1.0%
Average Sales Price*	\$498,400	\$507,114	+ 1.7%	\$503,304	\$505,679	+ 0.5%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	100.5%	99.6%	- 0.9%

* 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	469	562	+ 19.8%	--	--	--
Under Contract	366	412	+ 12.6%	2,414	2,544	+ 5.4%
New Listings	445	471	+ 5.8%	2,741	3,057	+ 11.5%
Sold Listings	356	366	+ 2.8%	2,260	2,311	+ 2.3%
Days on Market Until Sale	14	25	+ 78.6%	16	26	+ 62.5%
Median Sales Price*	\$264,000	\$275,000	+ 4.2%	\$255,000	\$270,000	+ 5.9%
Average Sales Price*	\$283,558	\$290,785	+ 2.5%	\$273,837	\$290,110	+ 5.9%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	100.9%	99.5%	- 1.4%

* 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

