

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

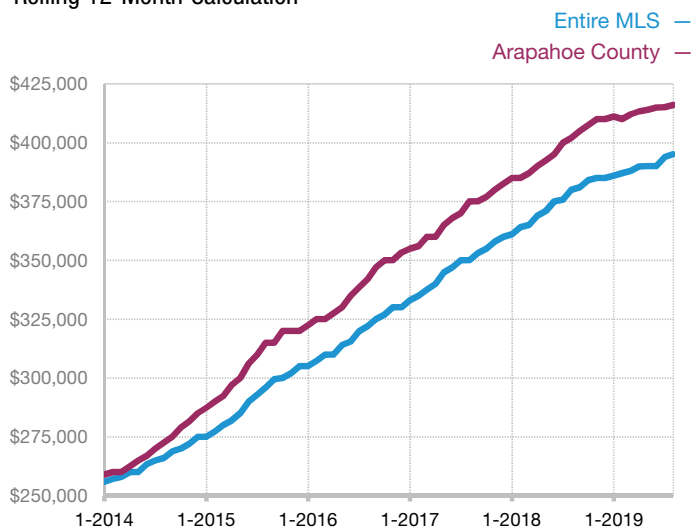
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	1,353	1,164	- 14.0%	--	--	--
Under Contract	655	712	+ 8.7%	5,507	5,848	+ 6.2%
New Listings	867	870	+ 0.3%	6,786	7,029	+ 3.6%
Sold Listings	734	722	- 1.6%	5,291	5,475	+ 3.5%
Days on Market Until Sale	20	26	+ 30.0%	20	26	+ 30.0%
Median Sales Price*	\$405,000	\$432,000	+ 6.7%	\$415,000	\$422,500	+ 1.8%
Average Sales Price*	\$467,897	\$494,194	+ 5.6%	\$498,392	\$504,053	+ 1.1%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.3%	99.5%	- 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	584	537	- 8.0%	--	--	--
Under Contract	336	427	+ 27.1%	2,750	2,942	+ 7.0%
New Listings	488	460	- 5.7%	3,230	3,515	+ 8.8%
Sold Listings	380	375	- 1.3%	2,640	2,706	+ 2.5%
Days on Market Until Sale	16	32	+ 100.0%	16	27	+ 68.8%
Median Sales Price*	\$260,800	\$270,000	+ 3.5%	\$258,000	\$270,000	+ 4.7%
Average Sales Price*	\$278,456	\$288,888	+ 3.7%	\$274,502	\$289,707	+ 5.5%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.8%	99.5%	- 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

