

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

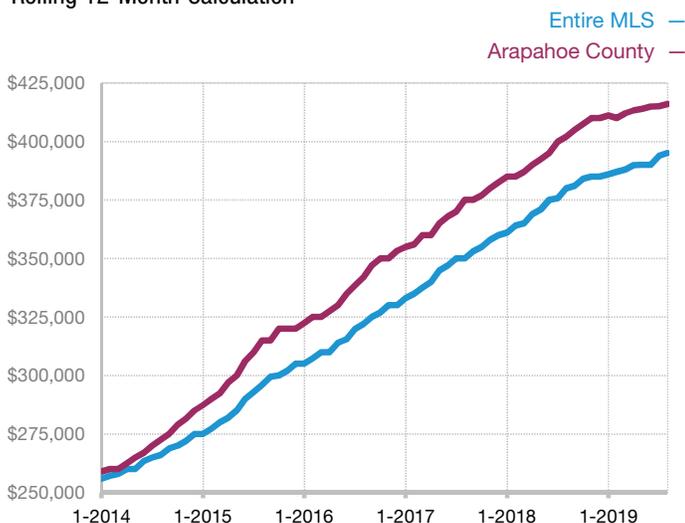
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,353	<b>1,164</b>	- 14.0%	--	--	--
Under Contract	655	<b>712</b>	+ 8.7%	5,507	<b>5,848</b>	+ 6.2%
New Listings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

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



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

