

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

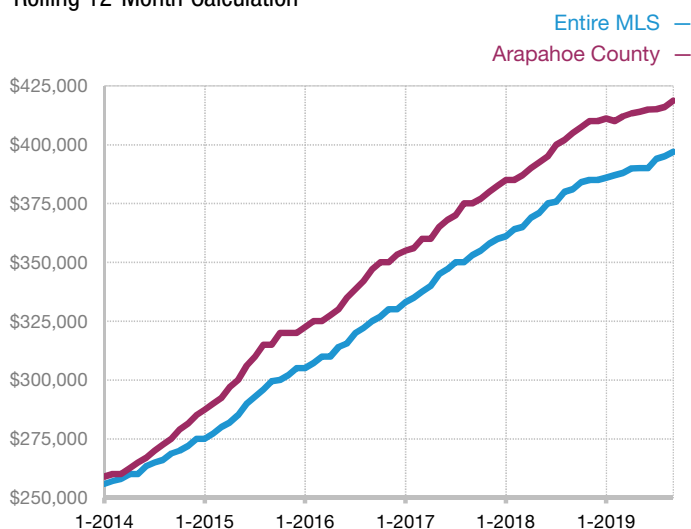
Single Family	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	1,455	1,129	- 22.4%	--	--	--
Under Contract	591	713	+ 20.6%	6,098	6,508	+ 6.7%
New Listings	817	780	- 4.5%	7,603	7,808	+ 2.7%
Sold Listings	597	625	+ 4.7%	5,888	6,126	+ 4.0%
Days on Market Until Sale	24	29	+ 20.8%	20	26	+ 30.0%
Median Sales Price*	\$399,900	\$423,900	+ 6.0%	\$415,000	\$422,000	+ 1.7%
Average Sales Price*	\$468,108	\$509,814	+ 8.9%	\$495,321	\$504,309	+ 1.8%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	100.2%	99.4%	- 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	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	639	539	- 15.6%	--	--	--
Under Contract	316	368	+ 16.5%	3,066	3,284	+ 7.1%
New Listings	409	398	- 2.7%	3,639	3,910	+ 7.4%
Sold Listings	319	353	+ 10.7%	2,959	3,072	+ 3.8%
Days on Market Until Sale	20	28	+ 40.0%	16	27	+ 68.8%
Median Sales Price*	\$269,973	\$265,000	- 1.8%	\$259,000	\$270,000	+ 4.2%
Average Sales Price*	\$288,361	\$291,303	+ 1.0%	\$275,996	\$289,864	+ 5.0%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	100.7%	99.4%	- 1.3%

* 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

