

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

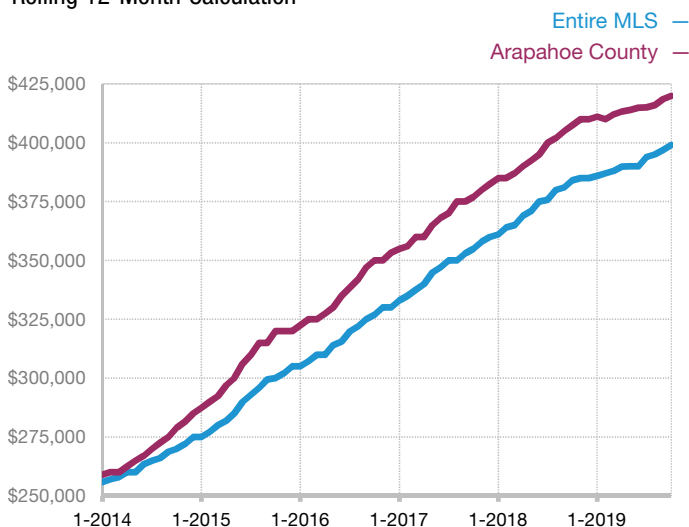
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	1,405	1,032	- 26.5%	--	--	--
Under Contract	611	693	+ 13.4%	6,709	7,157	+ 6.7%
New Listings	692	703	+ 1.6%	8,295	8,505	+ 2.5%
Sold Listings	617	628	+ 1.8%	6,505	6,791	+ 4.4%
Days on Market Until Sale	28	30	+ 7.1%	21	26	+ 23.8%
Median Sales Price*	\$407,000	\$416,770	+ 2.4%	\$414,750	\$421,000	+ 1.5%
Average Sales Price*	\$488,711	\$499,546	+ 2.2%	\$494,694	\$503,591	+ 1.8%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.1%	99.4%	- 0.7%

\* 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	665	570	- 14.3%	--	--	--
Under Contract	314	328	+ 4.5%	3,379	3,583	+ 6.0%
New Listings	383	415	+ 8.4%	4,022	4,320	+ 7.4%
Sold Listings	354	347	- 2.0%	3,313	3,443	+ 3.9%
Days on Market Until Sale	23	30	+ 30.4%	17	28	+ 64.7%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$260,000	\$270,000	+ 3.8%
Average Sales Price*	\$281,273	\$303,789	+ 8.0%	\$276,560	\$291,729	+ 5.5%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	100.5%	99.3%	- 1.2%

\* 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

