

Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

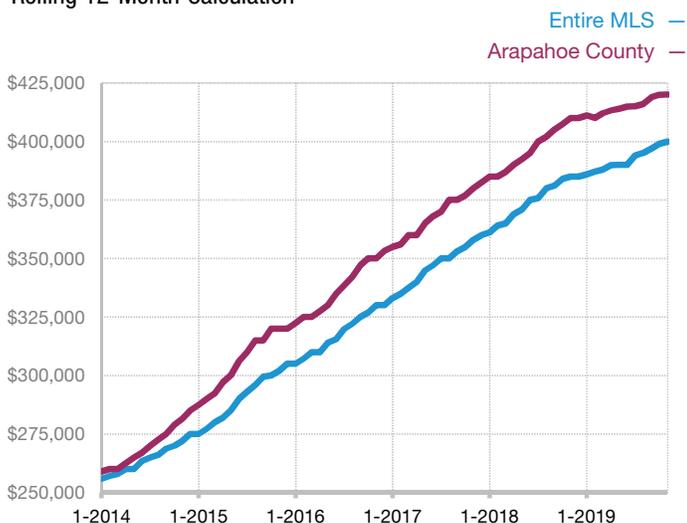
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	1,253	808	- 35.5%	--	--	--
Under Contract	528	616	+ 16.7%	7,236	7,737	+ 6.9%
New Listings	516	521	+ 1.0%	8,811	9,024	+ 2.4%
Sold Listings	597	601	+ 0.7%	7,102	7,412	+ 4.4%
Days on Market Until Sale	32	34	+ 6.3%	22	27	+ 22.7%
Median Sales Price*	\$390,000	\$416,000	+ 6.7%	\$410,276	\$420,000	+ 2.4%
Average Sales Price*	\$471,778	\$506,522	+ 7.4%	\$492,768	\$503,691	+ 2.2%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	100.0%	99.4%	- 0.6%

* 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	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	642	435	- 32.2%	--	--	--
Under Contract	263	339	+ 28.9%	3,642	3,909	+ 7.3%
New Listings	290	239	- 17.6%	4,312	4,558	+ 5.7%
Sold Listings	313	259	- 17.3%	3,626	3,713	+ 2.4%
Days on Market Until Sale	28	34	+ 21.4%	18	28	+ 55.6%
Median Sales Price*	\$265,000	\$268,950	+ 1.5%	\$260,000	\$270,000	+ 3.8%
Average Sales Price*	\$285,052	\$288,425	+ 1.2%	\$277,293	\$291,417	+ 5.1%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	100.4%	99.3%	- 1.1%

* 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

