

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

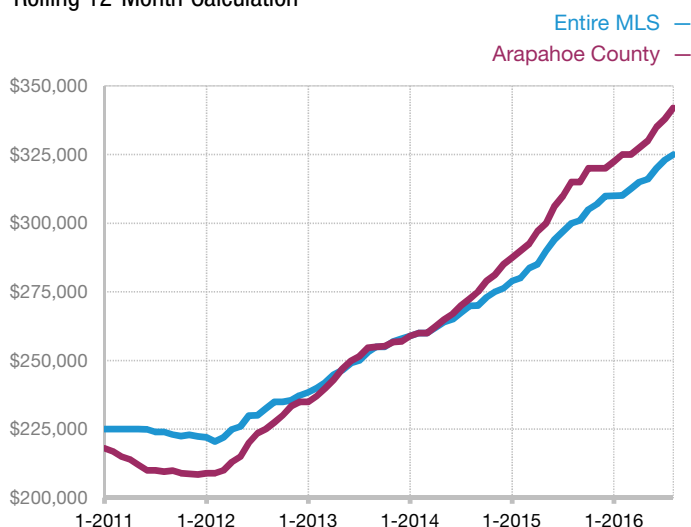
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	1,323	1,099	- 16.9%	--	--	--
Under Contract	786	859	+ 9.3%	5,990	5,915	- 1.3%
New Listings	915	935	+ 2.2%	7,005	6,971	- 0.5%
Sold Listings	786	783	- 0.4%	5,534	5,402	- 2.4%
Days on Market Until Sale	17	22	+ 29.4%	23	22	- 4.3%
Median Sales Price*	\$322,500	\$355,000	+ 10.1%	\$325,000	\$355,000	+ 9.2%
Average Sales Price*	\$386,010	\$430,727	+ 11.6%	\$393,468	\$428,184	+ 8.8%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	100.8%	100.6%	- 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	473	315	- 33.4%	--	--	--
Under Contract	399	453	+ 13.5%	3,013	2,947	- 2.2%
New Listings	465	450	- 3.2%	3,393	3,209	- 5.4%
Sold Listings	433	414	- 4.4%	2,845	2,693	- 5.3%
Days on Market Until Sale	11	14	+ 27.3%	13	15	+ 15.4%
Median Sales Price*	\$182,000	\$213,000	+ 17.0%	\$180,000	\$205,000	+ 13.9%
Average Sales Price*	\$200,622	\$229,272	+ 14.3%	\$199,560	\$221,489	+ 11.0%
Percent of List Price Received*	100.8%	100.7%	- 0.1%	101.2%	101.2%	0.0%

\* 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

