

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

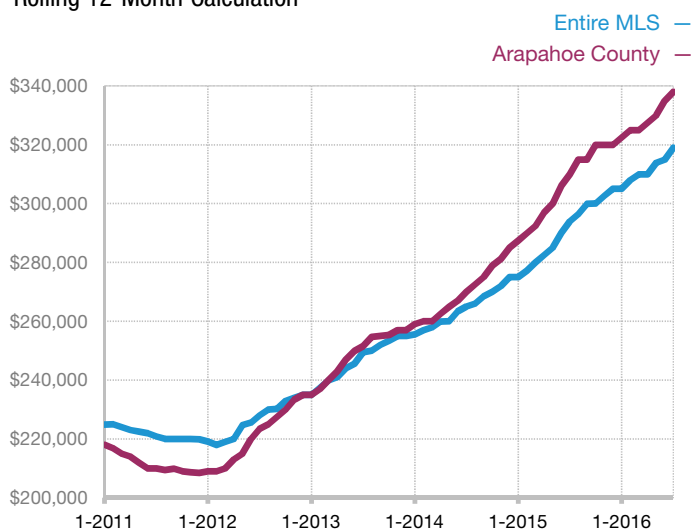
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	1,273	1,098	- 13.7%	--	--	--
Under Contract	811	820	+ 1.1%	5,204	5,122	- 1.6%
New Listings	1,103	990	- 10.2%	6,090	6,042	- 0.8%
Sold Listings	936	762	- 18.6%	4,748	4,580	- 3.5%
Days on Market Until Sale	15	15	0.0%	24	22	- 8.3%
Median Sales Price*	\$325,000	\$360,000	+ 10.8%	\$325,000	\$354,050	+ 8.9%
Average Sales Price*	\$402,119	\$434,167	+ 8.0%	\$394,702	\$427,774	+ 8.4%
Percent of List Price Received*	100.9%	100.8%	- 0.1%	100.8%	100.8%	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.

Townhouse-Condo	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	441	315	- 28.6%	--	--	--
Under Contract	437	453	+ 3.7%	2,614	2,537	- 2.9%
New Listings	545	479	- 12.1%	2,928	2,762	- 5.7%
Sold Listings	469	388	- 17.3%	2,412	2,272	- 5.8%
Days on Market Until Sale	10	14	+ 40.0%	13	15	+ 15.4%
Median Sales Price*	\$187,500	\$210,500	+ 12.3%	\$180,000	\$205,000	+ 13.9%
Average Sales Price*	\$202,782	\$224,239	+ 10.6%	\$199,370	\$220,169	+ 10.4%
Percent of List Price Received*	101.2%	101.4%	+ 0.2%	101.3%	101.2%	- 0.1%

* 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

