

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

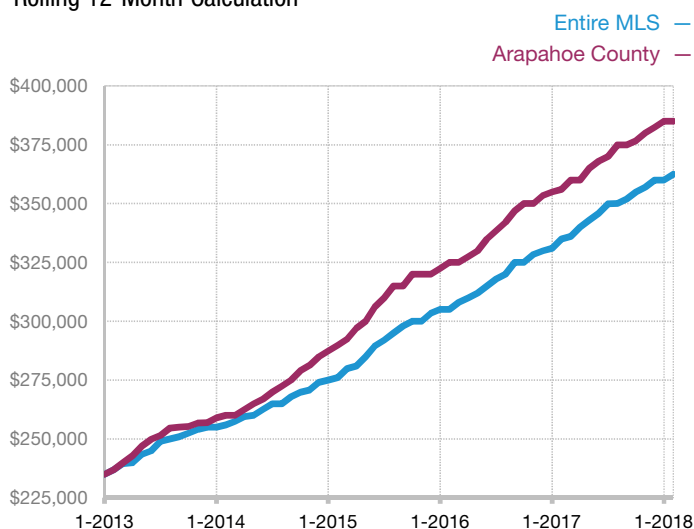
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 697 | 444 | - 36.3% | -- | -- | -- |
| Under Contract | 661 | 565 | - 14.5% | 1,228 | 1,066 | - 13.2% |
| New Listings | 653 | 609 | - 6.7% | 1,221 | 1,148 | - 6.0% |
| Sold Listings | 480 | 410 | - 14.6% | 995 | 782 | - 21.4% |
| Days on Market Until Sale | 29 | 27 | - 6.9% | 33 | 29 | - 12.1% |
| Median Sales Price* | \$365,850 | \$404,000 | + 10.4% | \$360,000 | \$390,000 | + 8.3% |
| Average Sales Price* | \$430,696 | \$462,721 | + 7.4% | \$430,111 | \$465,661 | + 8.3% |
| Percent of List Price Received* | 99.9% | 100.0% | + 0.1% | 99.5% | 99.8% | + 0.3% |

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

| Townhouse-Condo | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 237 | 166 | - 30.0% | -- | -- | -- |
| Under Contract | 311 | 331 | + 6.4% | 577 | 603 | + 4.5% |
| New Listings | 308 | 303 | - 1.6% | 575 | 577 | + 0.3% |
| Sold Listings | 254 | 237 | - 6.7% | 517 | 450 | - 13.0% |
| Days on Market Until Sale | 25 | 23 | - 8.0% | 23 | 22 | - 4.3% |
| Median Sales Price* | \$220,000 | \$250,000 | + 13.6% | \$210,000 | \$243,250 | + 15.8% |
| Average Sales Price* | \$236,715 | \$266,787 | + 12.7% | \$229,736 | \$261,485 | + 13.8% |
| Percent of List Price Received* | 100.4% | 100.4% | 0.0% | 100.0% | 100.0% | 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

