

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

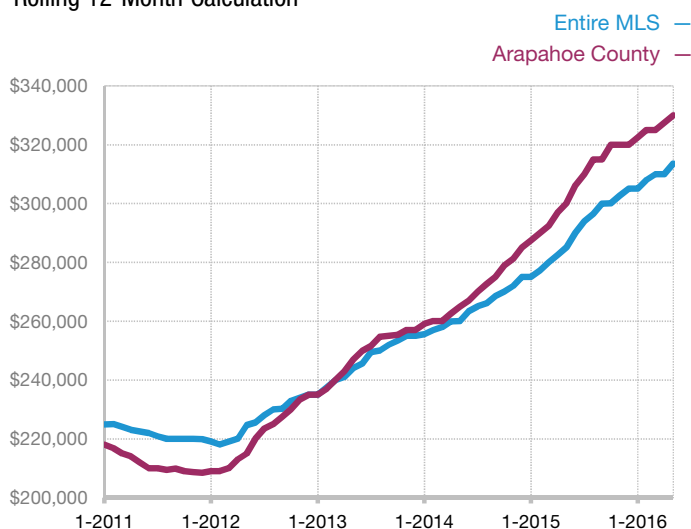
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	965	772	- 20.0%	--	--	--
Under Contract	893	982	+ 10.0%	3,517	3,512	- 0.1%
New Listings	1,029	1,029	0.0%	3,956	3,927	- 0.7%
Sold Listings	740	690	- 6.8%	2,865	2,860	- 0.2%
Days on Market Until Sale	19	18	- 5.3%	28	25	- 10.7%
Median Sales Price*	\$332,800	\$370,000	+ 11.2%	\$320,000	\$349,700	+ 9.3%
Average Sales Price*	\$410,633	\$449,298	+ 9.4%	\$389,777	\$424,105	+ 8.8%
Percent of List Price Received*	101.1%	101.3%	+ 0.2%	100.6%	100.6%	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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	338	264	- 21.9%	--	--	--
Under Contract	416	432	+ 3.8%	1,725	1,709	- 0.9%
New Listings	482	466	- 3.3%	1,892	1,829	- 3.3%
Sold Listings	369	317	- 14.1%	1,502	1,479	- 1.5%
Days on Market Until Sale	11	9	- 18.2%	15	17	+ 13.3%
Median Sales Price*	\$185,000	\$215,000	+ 16.2%	\$174,400	\$199,900	+ 14.6%
Average Sales Price*	\$202,494	\$230,276	+ 13.7%	\$195,271	\$217,059	+ 11.2%
Percent of List Price Received*	102.1%	102.1%	0.0%	101.1%	101.0%	- 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

