

# Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

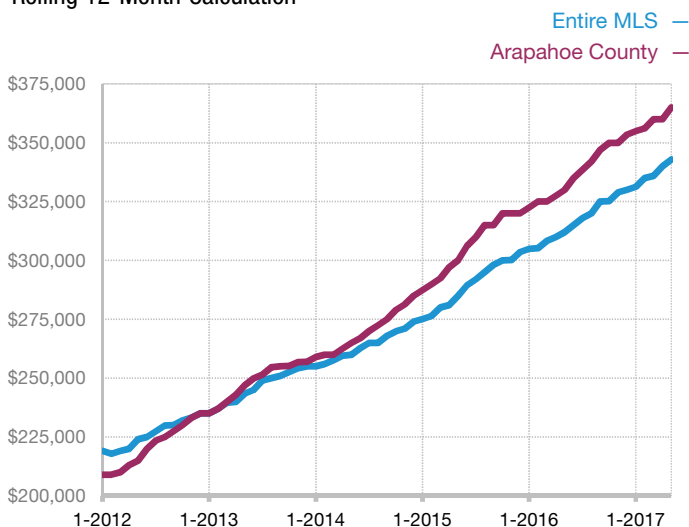
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	1,005	775	- 22.9%	--	--	--
Under Contract	903	936	+ 3.7%	3,408	3,719	+ 9.1%
New Listings	1,025	1,058	+ 3.2%	3,924	4,124	+ 5.1%
Sold Listings	737	880	+ 19.4%	2,920	3,250	+ 11.3%
Days on Market Until Sale	19	19	0.0%	25	26	+ 4.0%
Median Sales Price*	\$367,500	\$387,250	+ 5.4%	\$349,900	\$379,900	+ 8.6%
Average Sales Price*	\$444,638	\$463,625	+ 4.3%	\$423,361	\$452,918	+ 7.0%
Percent of List Price Received*	101.3%	100.9%	- 0.4%	100.6%	100.3%	- 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	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	347	212	- 38.9%	--	--	--
Under Contract	400	451	+ 12.8%	1,666	1,760	+ 5.6%
New Listings	466	452	- 3.0%	1,826	1,838	+ 0.7%
Sold Listings	334	397	+ 18.9%	1,502	1,583	+ 5.4%
Days on Market Until Sale	9	13	+ 44.4%	17	20	+ 17.6%
Median Sales Price*	\$211,500	\$225,000	+ 6.4%	\$199,250	\$225,000	+ 12.9%
Average Sales Price*	\$228,385	\$246,089	+ 7.8%	\$216,503	\$241,565	+ 11.6%
Percent of List Price Received*	102.1%	101.5%	- 0.6%	101.1%	100.9%	- 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

