

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

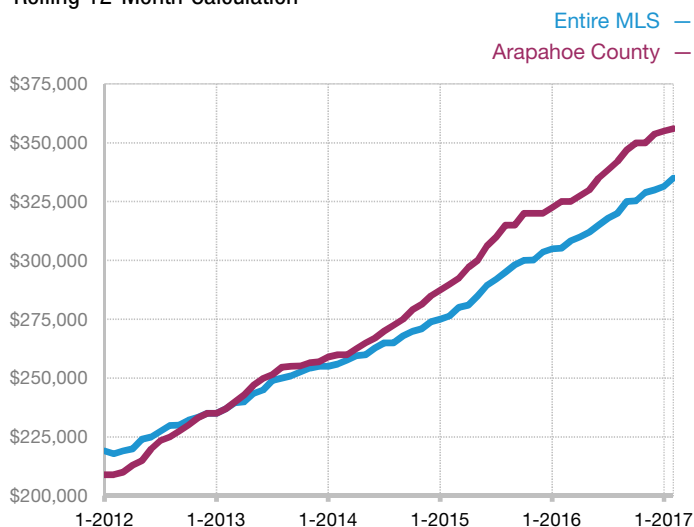
Single Family	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	702	475	- 32.3%	--	--	--
Under Contract	583	714	+ 22.5%	1,080	1,288	+ 19.3%
New Listings	589	652	+ 10.7%	1,134	1,222	+ 7.8%
Sold Listings	460	460	0.0%	908	964	+ 6.2%
Days on Market Until Sale	34	28	- 17.6%	34	32	- 5.9%
Median Sales Price*	\$336,000	\$366,850	+ 9.2%	\$330,000	\$360,000	+ 9.1%
Average Sales Price*	\$387,770	\$431,977	+ 11.4%	\$392,312	\$431,244	+ 9.9%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.6%	99.5%	- 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	242	155	- 36.0%	--	--	--
Under Contract	289	339	+ 17.3%	582	612	+ 5.2%
New Listings	298	306	+ 2.7%	576	574	- 0.3%
Sold Listings	255	238	- 6.7%	510	500	- 2.0%
Days on Market Until Sale	22	25	+ 13.6%	22	23	+ 4.5%
Median Sales Price*	\$194,000	\$220,000	+ 13.4%	\$190,000	\$210,000	+ 10.5%
Average Sales Price*	\$206,327	\$239,065	+ 15.9%	\$205,599	\$230,801	+ 12.3%
Percent of List Price Received*	100.1%	100.4%	+ 0.3%	99.8%	100.0%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

