

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

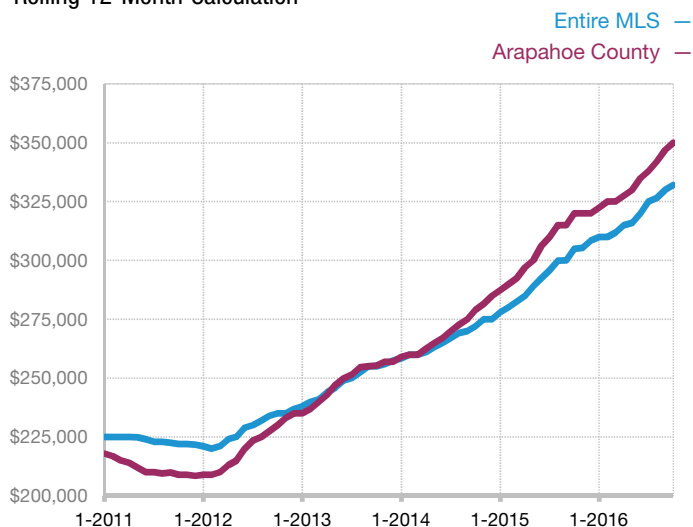
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	1,264	1,021	- 19.2%	--	--	--
Under Contract	668	785	+ 17.5%	7,398	7,333	- 0.9%
New Listings	731	693	- 5.2%	8,582	8,576	- 0.1%
Sold Listings	758	657	- 13.3%	7,059	6,851	- 2.9%
Days on Market Until Sale	23	25	+ 8.7%	22	22	0.0%
Median Sales Price*	\$318,500	\$350,000	+ 9.9%	\$321,000	\$355,000	+ 10.6%
Average Sales Price*	\$394,871	\$416,050	+ 5.4%	\$393,178	\$425,663	+ 8.3%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	100.5%	100.4%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	445	294	- 33.9%	--	--	--
Under Contract	349	400	+ 14.6%	3,753	3,686	- 1.8%
New Listings	371	366	- 1.3%	4,185	3,995	- 4.5%
Sold Listings	362	355	- 1.9%	3,603	3,456	- 4.1%
Days on Market Until Sale	24	16	- 33.3%	15	15	0.0%
Median Sales Price*	\$187,000	\$215,000	+ 15.0%	\$180,750	\$207,500	+ 14.8%
Average Sales Price*	\$198,273	\$233,564	+ 17.8%	\$199,188	\$223,758	+ 12.3%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	100.9%	101.0%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

