

# Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

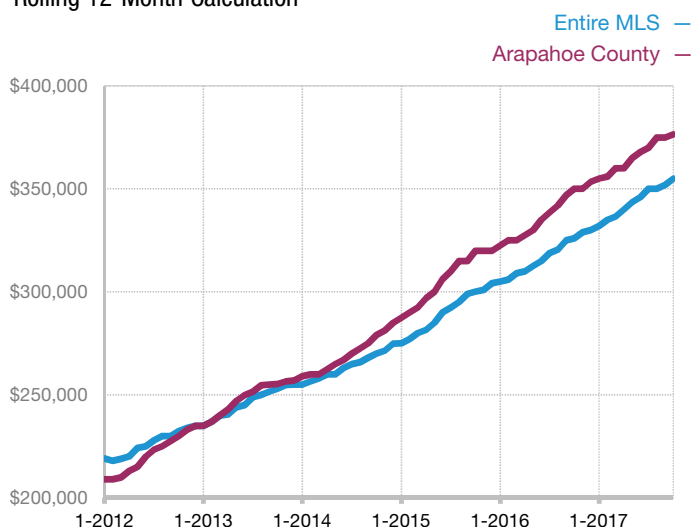
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	1,322	743	- 43.8%	--	--	--
Under Contract	732	699	- 4.5%	7,212	7,399	+ 2.6%
New Listings	690	571	- 17.2%	8,536	8,288	- 2.9%
Sold Listings	683	648	- 5.1%	6,858	7,172	+ 4.6%
Days on Market Until Sale	25	25	0.0%	22	22	0.0%
Median Sales Price*	\$350,000	\$385,950	+ 10.3%	\$355,000	\$382,000	+ 7.6%
Average Sales Price*	\$413,661	\$460,429	+ 11.3%	\$425,872	\$454,055	+ 6.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.4%	100.2%	- 0.2%

\* 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	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	416	268	- 35.6%	--	--	--
Under Contract	359	369	+ 2.8%	3,616	3,633	+ 0.5%
New Listings	366	322	- 12.0%	3,976	3,922	- 1.4%
Sold Listings	366	343	- 6.3%	3,469	3,499	+ 0.9%
Days on Market Until Sale	16	19	+ 18.8%	15	17	+ 13.3%
Median Sales Price*	\$215,000	\$243,000	+ 13.0%	\$207,500	\$232,500	+ 12.0%
Average Sales Price*	\$232,731	\$271,441	+ 16.6%	\$223,525	\$250,705	+ 12.2%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	101.0%	100.8%	- 0.2%

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



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

