

Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

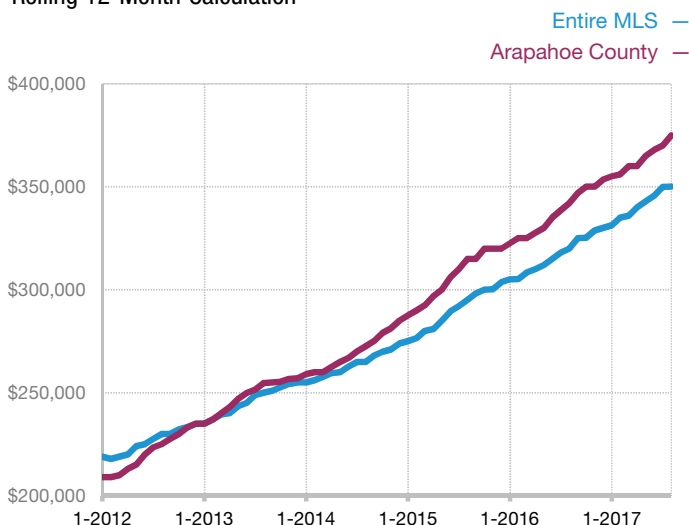
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	1,359	963	- 29.1%	--	--	--
Under Contract	797	790	- 0.9%	5,820	6,086	+ 4.6%
New Listings	932	850	- 8.8%	6,969	6,961	- 0.1%
Sold Listings	812	786	- 3.2%	5,443	5,801	+ 6.6%
Days on Market Until Sale	23	20	- 13.0%	22	22	0.0%
Median Sales Price*	\$355,000	\$380,000	+ 7.0%	\$355,000	\$382,750	+ 7.8%
Average Sales Price*	\$427,428	\$445,761	+ 4.3%	\$428,052	\$453,955	+ 6.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.6%	100.4%	- 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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	417	312	- 25.2%	--	--	--
Under Contract	418	395	- 5.5%	2,903	2,931	+ 1.0%
New Listings	449	438	- 2.4%	3,206	3,207	+ 0.0%
Sold Listings	434	387	- 10.8%	2,720	2,775	+ 2.0%
Days on Market Until Sale	14	13	- 7.1%	15	17	+ 13.3%
Median Sales Price*	\$212,800	\$237,000	+ 11.4%	\$205,000	\$230,000	+ 12.2%
Average Sales Price*	\$228,474	\$250,571	+ 9.7%	\$221,278	\$247,541	+ 11.9%
Percent of List Price Received*	100.8%	100.6%	- 0.2%	101.2%	101.0%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

