

# Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

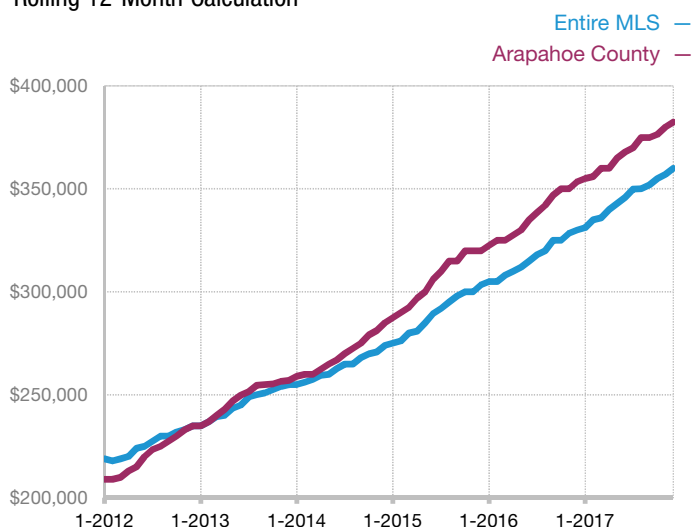
Single Family	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	906	459	- 49.3%	--	--	--
Under Contract	441	393	- 10.9%	8,245	8,299	+ 0.7%
New Listings	350	279	- 20.3%	9,440	9,033	- 4.3%
Sold Listings	682	554	- 18.8%	8,223	8,400	+ 2.2%
Days on Market Until Sale	34	31	- 8.8%	24	23	- 4.2%
Median Sales Price*	\$350,000	\$385,000	+ 10.0%	\$353,500	\$382,450	+ 8.2%
Average Sales Price*	\$405,500	\$467,179	+ 15.2%	\$423,411	\$453,936	+ 7.2%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	100.2%	100.1%	- 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	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	288	204	- 29.2%	--	--	--
Under Contract	229	232	+ 1.3%	4,162	4,123	- 0.9%
New Listings	194	209	+ 7.7%	4,448	4,389	- 1.3%
Sold Listings	357	262	- 26.6%	4,150	4,112	- 0.9%
Days on Market Until Sale	21	19	- 9.5%	16	17	+ 6.3%
Median Sales Price*	\$222,500	\$238,000	+ 7.0%	\$210,000	\$234,300	+ 11.6%
Average Sales Price*	\$253,681	\$257,250	+ 1.4%	\$226,638	\$251,177	+ 10.8%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	100.8%	100.7%	- 0.1%

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



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

