

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

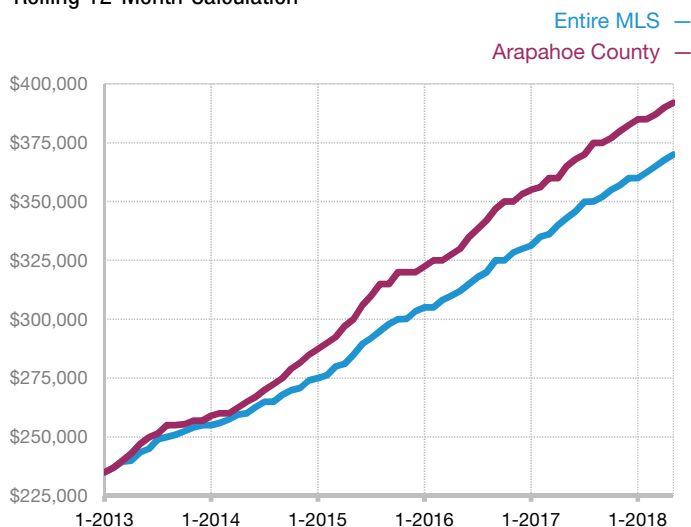
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	972	764	- 21.4%	--	--	--
Under Contract	874	891	+ 1.9%	3,649	3,454	- 5.3%
New Listings	1,058	1,066	+ 0.8%	4,125	3,997	- 3.1%
Sold Listings	907	793	- 12.6%	3,286	2,891	- 12.0%
Days on Market Until Sale	19	15	- 21.1%	26	21	- 19.2%
Median Sales Price*	\$388,000	\$420,000	+ 8.2%	\$380,000	\$410,000	+ 7.9%
Average Sales Price*	\$463,853	\$508,350	+ 9.6%	\$452,587	\$497,473	+ 9.9%
Percent of List Price Received*	100.9%	100.9%	0.0%	100.3%	100.6%	+ 0.3%

* 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	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	306	255	- 16.7%	--	--	--
Under Contract	416	394	- 5.3%	1,715	1,705	- 0.6%
New Listings	454	448	- 1.3%	1,843	1,831	- 0.7%
Sold Listings	416	354	- 14.9%	1,607	1,488	- 7.4%
Days on Market Until Sale	13	10	- 23.1%	20	16	- 20.0%
Median Sales Price*	\$225,000	\$260,000	+ 15.6%	\$225,000	\$250,000	+ 11.1%
Average Sales Price*	\$245,966	\$274,884	+ 11.8%	\$241,377	\$267,238	+ 10.7%
Percent of List Price Received*	101.5%	101.4%	- 0.1%	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

