

Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

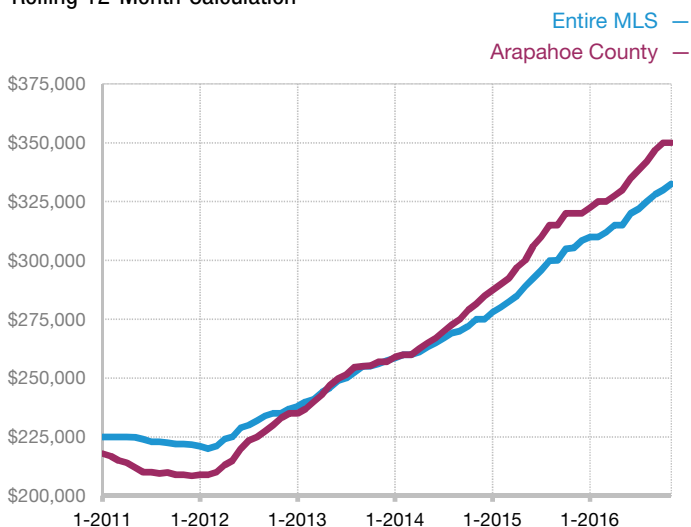
Single Family	November			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	1,059	821	- 22.5%	--	--	--
Under Contract	579	642	+ 10.9%	7,977	7,893	- 1.1%
New Listings	484	551	+ 13.8%	9,065	9,085	+ 0.2%
Sold Listings	516	644	+ 24.8%	7,575	7,490	- 1.1%
Days on Market Until Sale	25	31	+ 24.0%	23	23	0.0%
Median Sales Price*	\$318,450	\$352,250	+ 10.6%	\$320,525	\$354,999	+ 10.8%
Average Sales Price*	\$379,354	\$422,164	+ 11.3%	\$392,236	\$425,364	+ 8.4%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	100.4%	100.3%	- 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	November			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	379	235	- 38.0%	--	--	--
Under Contract	312	347	+ 11.2%	4,065	3,973	- 2.3%
New Listings	282	277	- 1.8%	4,467	4,256	- 4.7%
Sold Listings	286	309	+ 8.0%	3,889	3,769	- 3.1%
Days on Market Until Sale	17	19	+ 11.8%	15	16	+ 6.7%
Median Sales Price*	\$187,250	\$211,000	+ 12.7%	\$182,000	\$208,000	+ 14.3%
Average Sales Price*	\$200,190	\$231,388	+ 15.6%	\$199,262	\$224,212	+ 12.5%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	100.8%	100.9%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

