

# Local Market Update for June 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
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## Arapahoe County

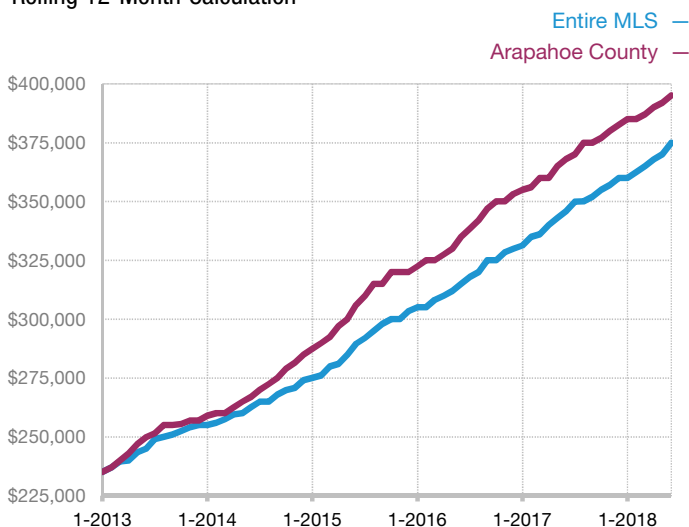
Single Family	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,108	<b>942</b>	- 15.0%	--	--	--
Under Contract	858	<b>804</b>	- 6.3%	4,507	<b>4,215</b>	- 6.5%
New Listings	1,067	<b>1,014</b>	- 5.0%	5,192	<b>5,000</b>	- 3.7%
Sold Listings	910	<b>828</b>	- 9.0%	4,196	<b>3,741</b>	- 10.8%
Days on Market Until Sale	15	<b>17</b>	+ 13.3%	24	<b>20</b>	- 16.7%
Median Sales Price*	\$399,000	<b>\$425,000</b>	+ 6.5%	\$382,500	<b>\$415,000</b>	+ 8.5%
Average Sales Price*	\$458,295	<b>\$525,724</b>	+ 14.7%	\$453,823	<b>\$504,384</b>	+ 11.1%
Percent of List Price Received*	100.6%	<b>100.5%</b>	- 0.1%	100.4%	<b>100.6%</b>	+ 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	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	346	<b>305</b>	- 11.8%	--	--	--
Under Contract	425	<b>414</b>	- 2.6%	2,140	<b>2,095</b>	- 2.1%
New Listings	481	<b>465</b>	- 3.3%	2,324	<b>2,296</b>	- 1.2%
Sold Listings	405	<b>359</b>	- 11.4%	2,012	<b>1,873</b>	- 6.9%
Days on Market Until Sale	16	<b>15</b>	- 6.3%	19	<b>16</b>	- 15.8%
Median Sales Price*	\$245,000	<b>\$268,500</b>	+ 9.6%	\$227,650	<b>\$255,000</b>	+ 12.0%
Average Sales Price*	\$263,064	<b>\$292,979</b>	+ 11.4%	\$245,742	<b>\$272,635</b>	+ 10.9%
Percent of List Price Received*	101.6%	<b>100.9%</b>	- 0.7%	101.1%	<b>101.0%</b>	- 0.1%

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



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

