

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

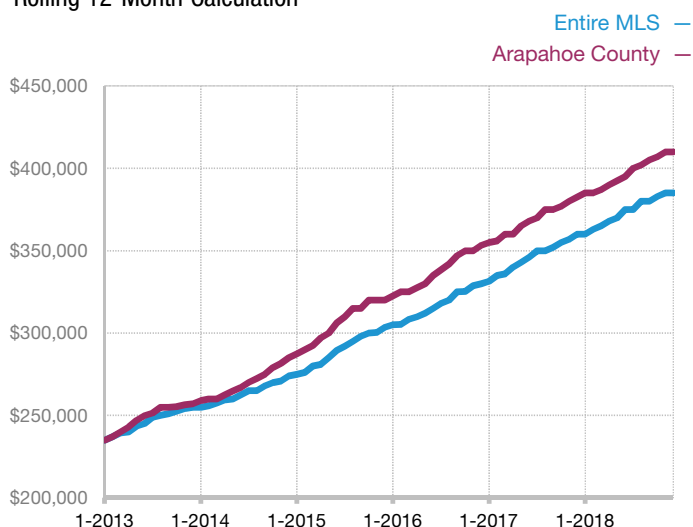
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	667	724	+ 8.5%	--	--	--
Under Contract	370	470	+ 27.0%	8,257	7,727	- 6.4%
New Listings	280	330	+ 17.9%	9,030	9,149	+ 1.3%
Sold Listings	572	506	- 11.5%	8,439	7,590	- 10.1%
Days on Market Until Sale	32	42	+ 31.3%	23	23	0.0%
Median Sales Price*	\$385,000	\$410,000	+ 6.5%	\$382,500	\$410,000	+ 7.2%
Average Sales Price*	\$471,839	\$503,304	+ 6.7%	\$454,093	\$493,421	+ 8.7%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	100.1%	99.9%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	283	361	+ 27.6%	--	--	--
Under Contract	213	234	+ 9.9%	4,105	3,885	- 5.4%
New Listings	207	165	- 20.3%	4,393	4,472	+ 1.8%
Sold Listings	282	244	- 13.5%	4,152	3,861	- 7.0%
Days on Market Until Sale	18	33	+ 83.3%	17	19	+ 11.8%
Median Sales Price*	\$235,550	\$255,500	+ 8.5%	\$234,000	\$260,000	+ 11.1%
Average Sales Price*	\$252,294	\$285,891	+ 13.3%	\$250,805	\$277,786	+ 10.8%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	100.6%	100.3%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

