

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

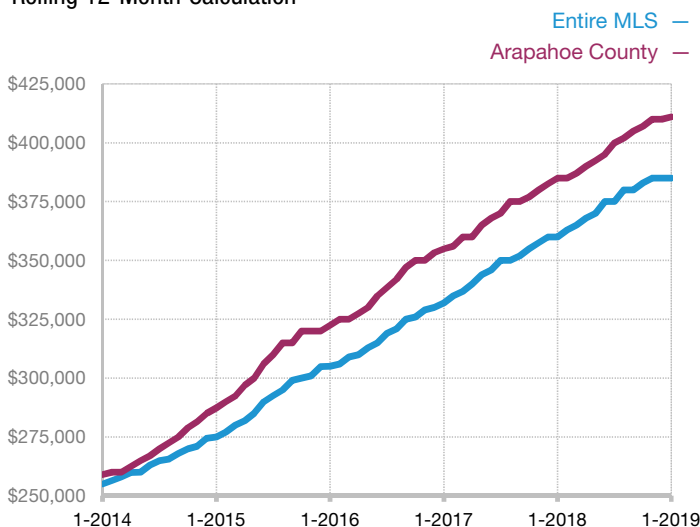
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	601	662	+ 10.1%	--	--	--
Under Contract	504	552	+ 9.5%	504	552	+ 9.5%
New Listings	541	576	+ 6.5%	541	576	+ 6.5%
Sold Listings	378	387	+ 2.4%	378	387	+ 2.4%
Days on Market Until Sale	32	39	+ 21.9%	32	39	+ 21.9%
Median Sales Price*	\$379,100	\$390,000	+ 2.9%	\$379,100	\$390,000	+ 2.9%
Average Sales Price*	\$467,168	\$446,376	- 4.5%	\$467,168	\$446,376	- 4.5%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.6%	98.9%	- 0.7%

* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	261	387	+ 48.3%	--	--	--
Under Contract	268	305	+ 13.8%	268	305	+ 13.8%
New Listings	276	368	+ 33.3%	276	368	+ 33.3%
Sold Listings	215	186	- 13.5%	215	186	- 13.5%
Days on Market Until Sale	19	34	+ 78.9%	19	34	+ 78.9%
Median Sales Price*	\$239,900	\$248,700	+ 3.7%	\$239,900	\$248,700	+ 3.7%
Average Sales Price*	\$256,288	\$271,302	+ 5.9%	\$256,288	\$271,302	+ 5.9%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	99.5%	98.8%	- 0.7%

* 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

