

# Local Market Update for August 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

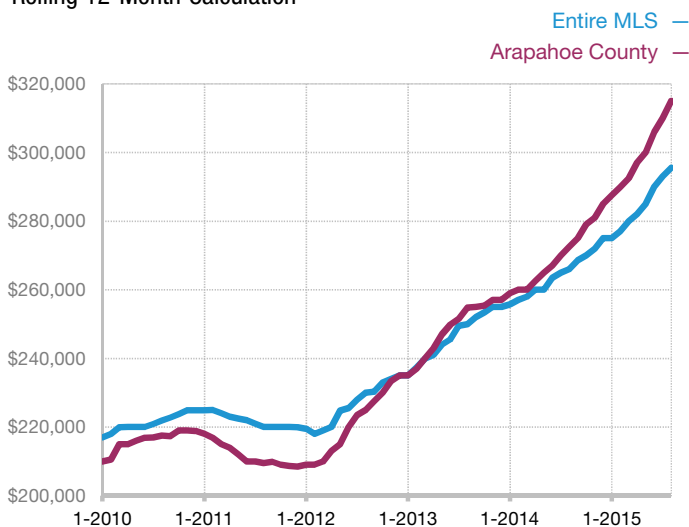
Single Family	August			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 08-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,501	<b>1,101</b>	- 26.6%	--	--	--
Under Contract	721	<b>834</b>	+ 15.7%	5,829	<b>6,052</b>	+ 3.8%
New Listings	818	<b>916</b>	+ 12.0%	6,795	<b>7,006</b>	+ 3.1%
Sold Listings	804	<b>770</b>	- 4.2%	5,524	<b>5,494</b>	- 0.5%
Days on Market Until Sale	23	<b>16</b>	- 30.4%	32	<b>22</b>	- 31.3%
Median Sales Price*	\$289,950	<b>\$321,000</b>	+ 10.7%	\$282,500	<b>\$324,987</b>	+ 15.0%
Average Sales Price*	\$362,829	<b>\$386,007</b>	+ 6.4%	\$358,500	<b>\$393,558</b>	+ 9.8%
Percent of List Price Received*	99.5%	<b>100.6%</b>	+ 1.1%	99.5%	<b>100.8%</b>	+ 1.3%

\* 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	August			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 08-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	460	<b>376</b>	- 18.3%	--	--	--
Under Contract	408	<b>429</b>	+ 5.1%	2,639	<b>3,055</b>	+ 15.8%
New Listings	383	<b>470</b>	+ 22.7%	2,930	<b>3,398</b>	+ 16.0%
Sold Listings	397	<b>422</b>	+ 6.3%	2,409	<b>2,823</b>	+ 17.2%
Days on Market Until Sale	16	<b>11</b>	- 31.3%	23	<b>13</b>	- 43.5%
Median Sales Price*	\$165,000	<b>\$181,750</b>	+ 10.2%	\$159,000	<b>\$180,000</b>	+ 13.2%
Average Sales Price*	\$176,593	<b>\$200,900</b>	+ 13.8%	\$172,656	<b>\$199,662</b>	+ 15.6%
Percent of List Price Received*	99.7%	<b>100.7%</b>	+ 1.0%	99.6%	<b>101.2%</b>	+ 1.6%

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



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

