

# Local Market Update for September 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

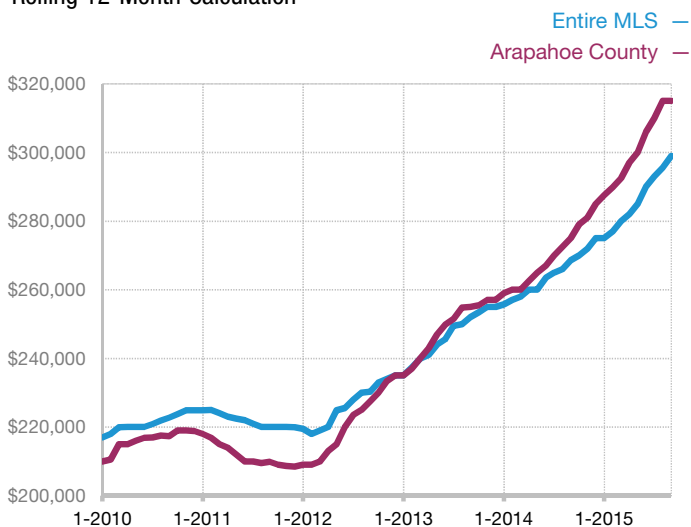
| Single Family                   | September |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2014      | 2015             | Percent Change from Previous Year | Thru 09-2014 | Thru 09-2015     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 1,460     | <b>1,080</b>     | - 26.0%                           | --           | --               | --                                |
| Under Contract                  | 677       | <b>784</b>       | + 15.8%                           | 6,506        | <b>6,789</b>     | + 4.3%                            |
| New Listings                    | 745       | <b>848</b>       | + 13.8%                           | 7,540        | <b>7,852</b>     | + 4.1%                            |
| Sold Listings                   | 723       | <b>747</b>       | + 3.3%                            | 6,247        | <b>6,261</b>     | + 0.2%                            |
| Days on Market Until Sale       | 26        | <b>20</b>        | - 23.1%                           | 31           | <b>22</b>        | - 29.0%                           |
| Median Sales Price*             | \$289,900 | <b>\$309,694</b> | + 6.8%                            | \$284,000    | <b>\$321,000</b> | + 13.0%                           |
| Average Sales Price*            | \$341,454 | <b>\$389,670</b> | + 14.1%                           | \$356,527    | <b>\$392,957</b> | + 10.2%                           |
| Percent of List Price Received* | 99.2%     | <b>99.8%</b>     | + 0.6%                            | 99.4%        | <b>100.6%</b>    | + 1.2%                            |

\* 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                 | September |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2014      | 2015             | Percent Change from Previous Year | Thru 09-2014 | Thru 09-2015     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 421       | <b>366</b>       | - 13.1%                           | --           | --               | --                                |
| Under Contract                  | 337       | <b>412</b>       | + 22.3%                           | 2,976        | <b>3,432</b>     | + 15.3%                           |
| New Listings                    | 329       | <b>421</b>       | + 28.0%                           | 3,259        | <b>3,816</b>     | + 17.1%                           |
| Sold Listings                   | 366       | <b>378</b>       | + 3.3%                            | 2,775        | <b>3,211</b>     | + 15.7%                           |
| Days on Market Until Sale       | 23        | <b>16</b>        | - 30.4%                           | 23           | <b>13</b>        | - 43.5%                           |
| Median Sales Price*             | \$162,800 | <b>\$182,000</b> | + 11.8%                           | \$160,000    | <b>\$180,000</b> | + 12.5%                           |
| Average Sales Price*            | \$179,769 | <b>\$195,677</b> | + 8.8%                            | \$173,595    | <b>\$199,063</b> | + 14.7%                           |
| Percent of List Price Received* | 99.4%     | <b>100.1%</b>    | + 0.7%                            | 99.6%        | <b>101.1%</b>    | + 1.5%                            |

\* 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

