

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

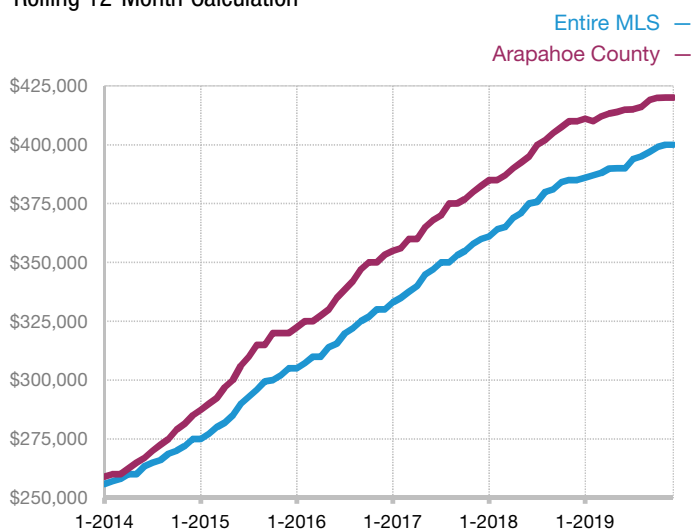
| Single Family                   | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 12-2018 | Thru 12-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,018     | 634       | - 37.7%                           | --           | --           | --                                |
| Under Contract                  | 426       | 516       | + 21.1%                           | 7,662        | 8,202        | + 7.0%                            |
| New Listings                    | 328       | 348       | + 6.1%                            | 9,139        | 9,371        | + 2.5%                            |
| Sold Listings                   | 539       | 635       | + 17.8%                           | 7,641        | 8,058        | + 5.5%                            |
| Days on Market Until Sale       | 42        | 35        | - 16.7%                           | 23           | 28           | + 21.7%                           |
| Median Sales Price*             | \$408,800 | \$424,350 | + 3.8%                            | \$410,000    | \$420,000    | + 2.4%                            |
| Average Sales Price*            | \$497,811 | \$503,067 | + 1.1%                            | \$493,124    | \$503,588    | + 2.1%                            |
| Percent of List Price Received* | 98.6%     | 99.0%     | + 0.4%                            | 99.9%        | 99.3%        | - 0.6%                            |

\* 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                     | 2018      | 2019      | Percent Change from Previous Year | Thru 12-2018 | Thru 12-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 531       | 365       | - 31.3%                           | --           | --           | --                                |
| Under Contract                  | 205       | 247       | + 20.5%                           | 3,847        | 4,134        | + 7.5%                            |
| New Listings                    | 164       | 194       | + 18.3%                           | 4,476        | 4,751        | + 6.1%                            |
| Sold Listings                   | 261       | 310       | + 18.8%                           | 3,887        | 4,036        | + 3.8%                            |
| Days on Market Until Sale       | 33        | 37        | + 12.1%                           | 19           | 29           | + 52.6%                           |
| Median Sales Price*             | \$256,900 | \$275,000 | + 7.0%                            | \$260,000    | \$270,000    | + 3.8%                            |
| Average Sales Price*            | \$286,024 | \$290,186 | + 1.5%                            | \$277,879    | \$291,257    | + 4.8%                            |
| Percent of List Price Received* | 99.0%     | 99.0%     | 0.0%                              | 100.3%       | 99.3%        | - 1.0%                            |

\* 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

