

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

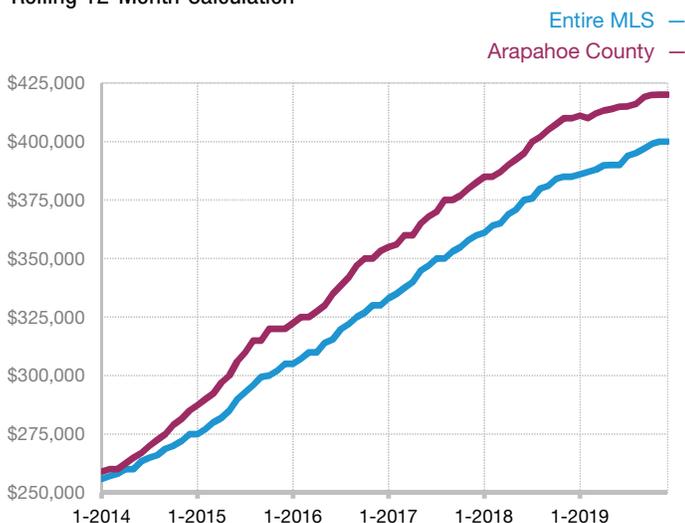
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	1,018	634	- 37.7%	--	--	--
Under Contract	426	516	+ 21.1%	7,662	8,202	+ 7.0%
New Listings	328	348	+ 6.1%	9,139	9,371	+ 2.5%
Sold 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		
	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

