

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

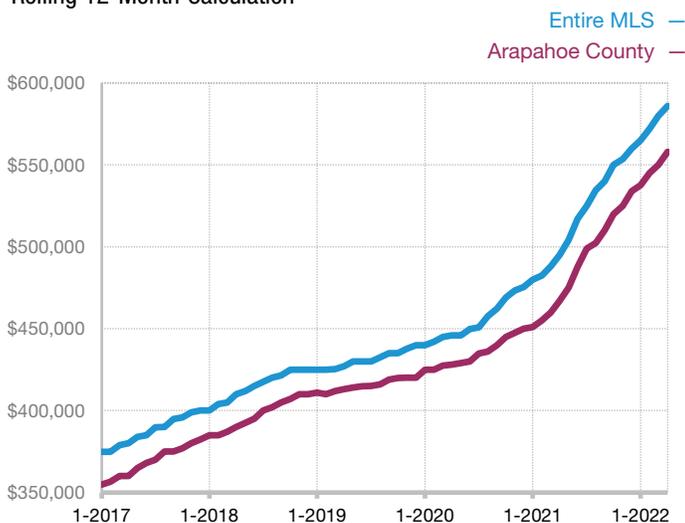
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	483	432	- 10.6%	--	--	--
Under Contract	765	810	+ 5.9%	2,631	2,532	- 3.8%
New Listings	901	983	+ 9.1%	2,794	2,883	+ 3.2%
Sold Listings	793	686	- 13.5%	2,366	2,220	- 6.2%
Days on Market Until Sale	7	6	- 14.3%	13	9	- 30.8%
Median Sales Price*	\$515,000	\$625,000	+ 21.4%	\$500,000	\$598,100	+ 19.6%
Average Sales Price*	\$655,627	\$760,217	+ 16.0%	\$620,638	\$713,551	+ 15.0%
Percent of List Price Received*	106.4%	106.9%	+ 0.5%	104.3%	105.6%	+ 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	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	226	131	- 42.0%	--	--	--
Under Contract	426	442	+ 3.8%	1,467	1,351	- 7.9%
New Listings	456	456	0.0%	1,487	1,420	- 4.5%
Sold Listings	347	391	+ 12.7%	1,338	1,236	- 7.6%
Days on Market Until Sale	15	7	- 53.3%	21	9	- 57.1%
Median Sales Price*	\$313,000	\$385,000	+ 23.0%	\$299,950	\$365,000	+ 21.7%
Average Sales Price*	\$339,180	\$396,062	+ 16.8%	\$317,798	\$383,641	+ 20.7%
Percent of List Price Received*	103.1%	106.3%	+ 3.1%	101.7%	105.0%	+ 3.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

