

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

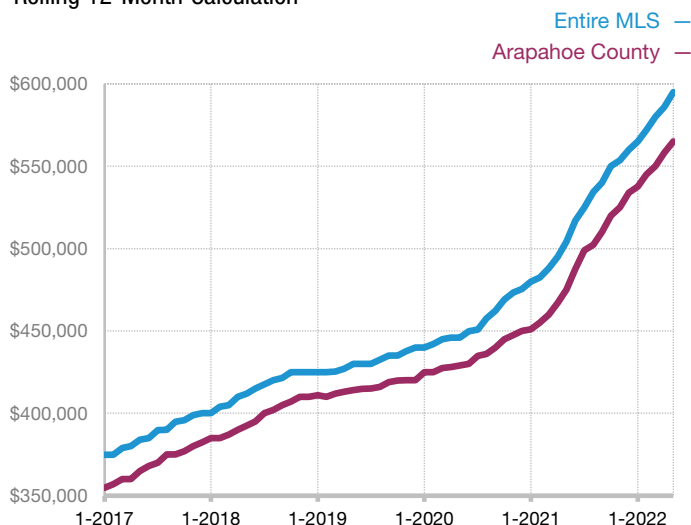
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	405	471	+ 16.3%	--	--	--
Under Contract	914	908	- 0.7%	3,545	3,398	- 4.1%
New Listings	893	965	+ 8.1%	3,688	3,843	+ 4.2%
Sold Listings	726	785	+ 8.1%	3,092	3,007	- 2.7%
Days on Market Until Sale	7	7	0.0%	11	9	- 18.2%
Median Sales Price*	\$550,000	\$627,000	+ 14.0%	\$513,000	\$605,000	+ 17.9%
Average Sales Price*	\$665,820	\$745,429	+ 12.0%	\$631,247	\$722,011	+ 14.4%
Percent of List Price Received*	106.6%	105.7%	- 0.8%	104.8%	105.6%	+ 0.8%

\* 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	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	169	137	- 18.9%	--	--	--
Under Contract	462	407	- 11.9%	1,929	1,738	- 9.9%
New Listings	426	409	- 4.0%	1,912	1,830	- 4.3%
Sold Listings	385	395	+ 2.6%	1,723	1,642	- 4.7%
Days on Market Until Sale	9	8	- 11.1%	19	9	- 52.6%
Median Sales Price*	\$322,500	\$377,500	+ 17.1%	\$305,000	\$368,125	+ 20.7%
Average Sales Price*	\$352,402	\$388,076	+ 10.1%	\$325,530	\$385,113	+ 18.3%
Percent of List Price Received*	104.4%	105.7%	+ 1.2%	102.3%	105.1%	+ 2.7%

\* 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

