

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

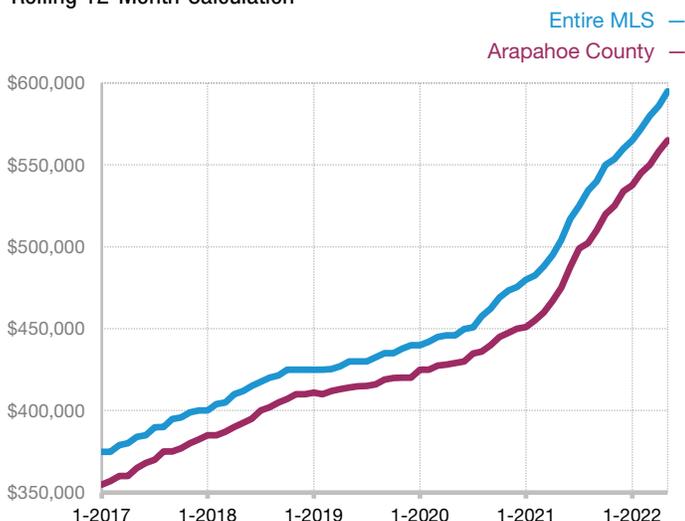
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	405	<b>471</b>	+ 16.3%	--	--	--
Under Contract	914	<b>908</b>	- 0.7%	3,545	<b>3,398</b>	- 4.1%
New Listings	893	<b>965</b>	+ 8.1%	3,688	<b>3,843</b>	+ 4.2%
Sold Listings	726	<b>785</b>	+ 8.1%	3,092	<b>3,007</b>	- 2.7%
Days on Market Until Sale	7	<b>7</b>	0.0%	11	<b>9</b>	- 18.2%
Median Sales Price*	\$550,000	<b>\$627,000</b>	+ 14.0%	\$513,000	<b>\$605,000</b>	+ 17.9%
Average Sales Price*	\$665,820	<b>\$745,429</b>	+ 12.0%	\$631,247	<b>\$722,011</b>	+ 14.4%
Percent of List Price Received*	106.6%	<b>105.7%</b>	- 0.8%	104.8%	<b>105.6%</b>	+ 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		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	169	<b>137</b>	- 18.9%	--	--	--
Under Contract	462	<b>407</b>	- 11.9%	1,929	<b>1,738</b>	- 9.9%
New Listings	426	<b>409</b>	- 4.0%	1,912	<b>1,830</b>	- 4.3%
Sold Listings	385	<b>395</b>	+ 2.6%	1,723	<b>1,642</b>	- 4.7%
Days on Market Until Sale	9	<b>8</b>	- 11.1%	19	<b>9</b>	- 52.6%
Median Sales Price*	\$322,500	<b>\$377,500</b>	+ 17.1%	\$305,000	<b>\$368,125</b>	+ 20.7%
Average Sales Price*	\$352,402	<b>\$388,076</b>	+ 10.1%	\$325,530	<b>\$385,113</b>	+ 18.3%
Percent of List Price Received*	104.4%	<b>105.7%</b>	+ 1.2%	102.3%	<b>105.1%</b>	+ 2.7%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

