

# Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

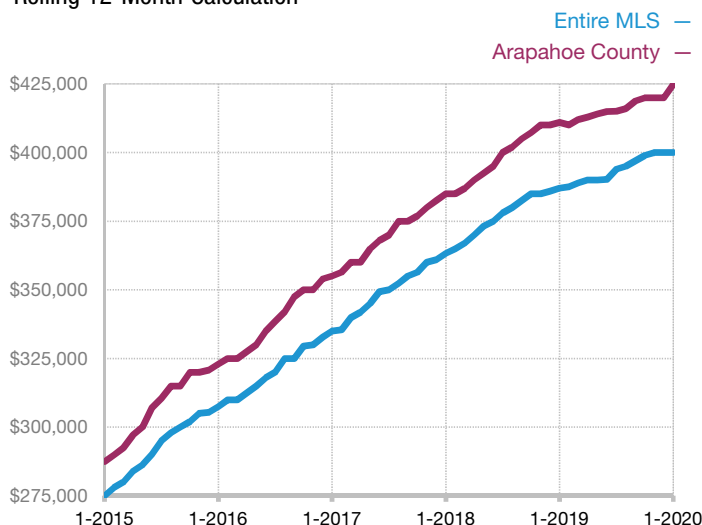
Single Family	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	865	568	- 34.3%	--	--	--
Under Contract	520	620	+ 19.2%	520	620	+ 19.2%
New Listings	573	607	+ 5.9%	573	607	+ 5.9%
Sold Listings	404	462	+ 14.4%	404	462	+ 14.4%
Days on Market Until Sale	40	41	+ 2.5%	40	41	+ 2.5%
Median Sales Price*	\$390,000	\$430,500	+ 10.4%	\$390,000	\$430,500	+ 10.4%
Average Sales Price*	\$442,513	\$481,765	+ 8.9%	\$442,513	\$481,765	+ 8.9%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.7%	99.1%	+ 0.4%

\* 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	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	526	336	- 36.1%	--	--	--
Under Contract	279	324	+ 16.1%	279	324	+ 16.1%
New Listings	369	350	- 5.1%	369	350	- 5.1%
Sold Listings	198	258	+ 30.3%	198	258	+ 30.3%
Days on Market Until Sale	36	43	+ 19.4%	36	43	+ 19.4%
Median Sales Price*	\$251,500	\$259,900	+ 3.3%	\$251,500	\$259,900	+ 3.3%
Average Sales Price*	\$277,104	\$289,709	+ 4.5%	\$277,104	\$289,709	+ 4.5%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.1%	98.6%	- 0.5%

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



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

