

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

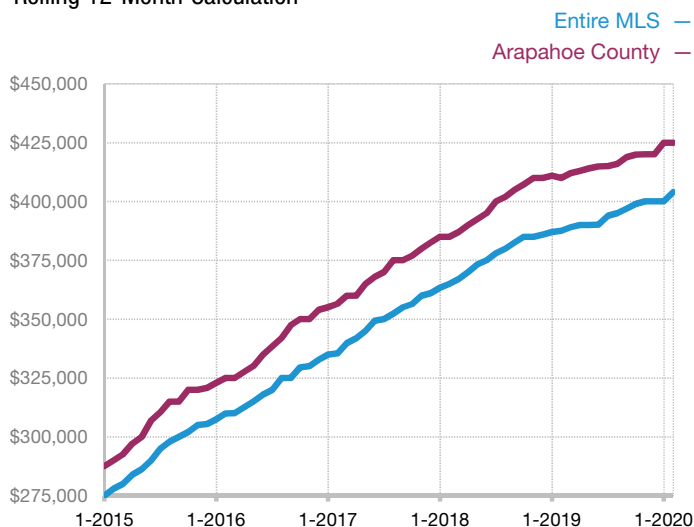
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	905	492	- 45.6%	--	--	--
Under Contract	558	659	+ 18.1%	1,078	1,276	+ 18.4%
New Listings	672	664	- 1.2%	1,245	1,271	+ 2.1%
Sold Listings	483	501	+ 3.7%	887	964	+ 8.7%
Days on Market Until Sale	37	32	- 13.5%	38	36	- 5.3%
Median Sales Price*	\$405,900	\$435,000	+ 7.2%	\$400,000	\$434,200	+ 8.5%
Average Sales Price*	\$485,062	\$509,248	+ 5.0%	\$465,683	\$495,931	+ 6.5%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.9%	99.4%	+ 0.5%

\* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	509	276	- 45.8%	--	--	--
Under Contract	317	349	+ 10.1%	596	674	+ 13.1%
New Listings	351	324	- 7.7%	720	674	- 6.4%
Sold Listings	285	267	- 6.3%	483	526	+ 8.9%
Days on Market Until Sale	32	37	+ 15.6%	34	40	+ 17.6%
Median Sales Price*	\$266,000	\$271,500	+ 2.1%	\$264,000	\$263,640	- 0.1%
Average Sales Price*	\$284,631	\$286,336	+ 0.6%	\$281,546	\$287,890	+ 2.3%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.2%	99.1%	- 0.1%

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



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

