

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

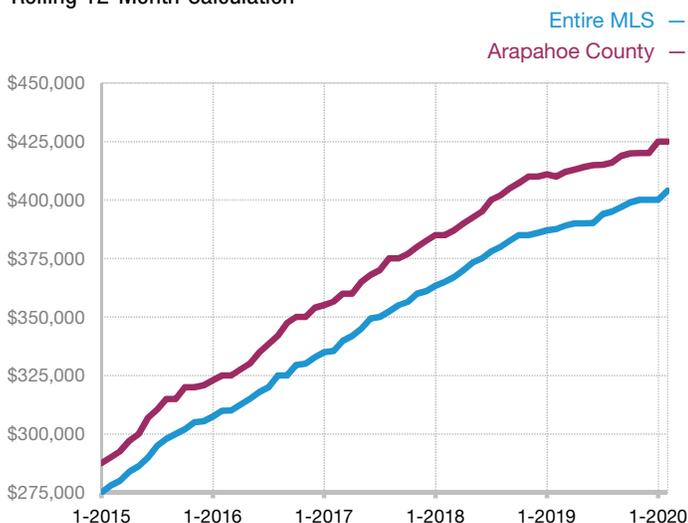
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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% |

* 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

