

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

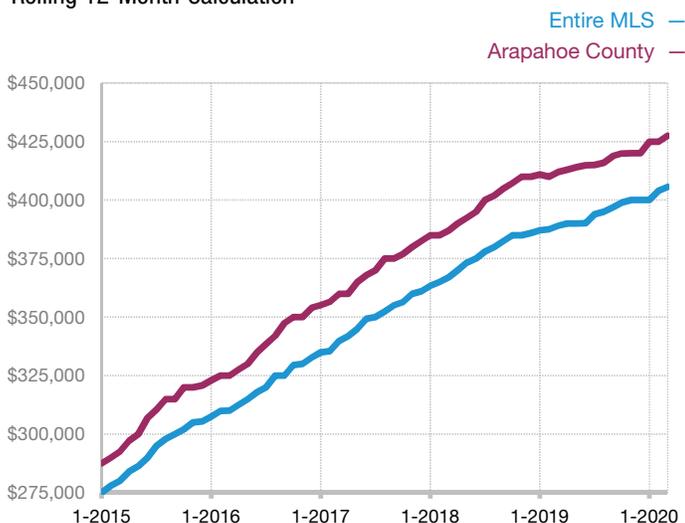
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	905	579	- 36.0%	--	--	--
Under Contract	749	708	- 5.5%	1,827	1,917	+ 4.9%
New Listings	813	853	+ 4.9%	2,058	2,119	+ 3.0%
Sold Listings	622	622	0.0%	1,509	1,607	+ 6.5%
Days on Market Until Sale	28	23	- 17.9%	34	31	- 8.8%
Median Sales Price*	\$418,000	\$455,000	+ 8.9%	\$405,000	\$440,000	+ 8.6%
Average Sales Price*	\$478,575	\$537,715	+ 12.4%	\$470,997	\$511,185	+ 8.5%
Percent of List Price Received*	99.5%	100.2%	+ 0.7%	99.2%	99.7%	+ 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	478	338	- 29.3%	--	--	--
Under Contract	382	346	- 9.4%	978	986	+ 0.8%
New Listings	406	437	+ 7.6%	1,126	1,108	- 1.6%
Sold Listings	337	310	- 8.0%	820	848	+ 3.4%
Days on Market Until Sale	27	25	- 7.4%	31	34	+ 9.7%
Median Sales Price*	\$273,000	\$275,000	+ 0.7%	\$265,500	\$266,043	+ 0.2%
Average Sales Price*	\$282,541	\$301,226	+ 6.6%	\$281,955	\$291,891	+ 3.5%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	99.3%	99.3%	0.0%

* 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

