

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

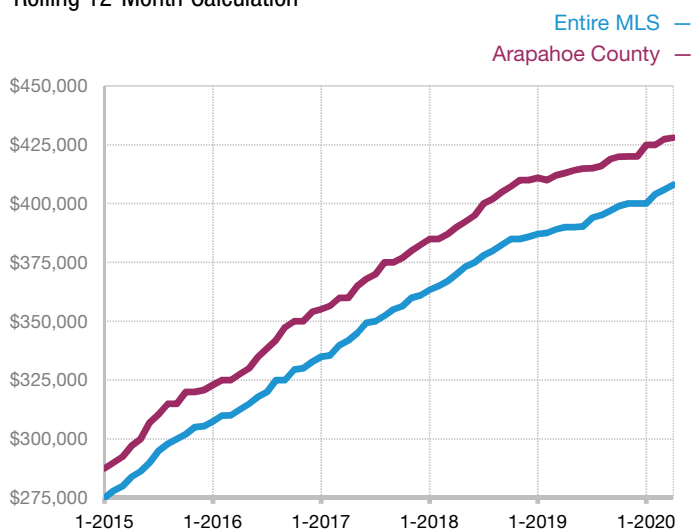
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	1,027	726	- 29.3%	--	--	--
Under Contract	832	440	- 47.1%	2,660	2,293	- 13.8%
New Listings	1,030	581	- 43.6%	3,089	2,689	- 12.9%
Sold Listings	716	517	- 27.8%	2,225	2,151	- 3.3%
Days on Market Until Sale	26	17	- 34.6%	31	27	- 12.9%
Median Sales Price*	\$428,500	\$435,000	+ 1.5%	\$412,000	\$438,250	+ 6.4%
Average Sales Price*	\$533,645	\$502,311	- 5.9%	\$491,157	\$507,993	+ 3.4%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	99.4%	99.8%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	522	410	- 21.5%	--	--	--
Under Contract	375	201	- 46.4%	1,353	1,142	- 15.6%
New Listings	453	277	- 38.9%	1,579	1,381	- 12.5%
Sold Listings	378	254	- 32.8%	1,198	1,113	- 7.1%
Days on Market Until Sale	23	18	- 21.7%	28	30	+ 7.1%
Median Sales Price*	\$273,000	\$275,000	+ 0.7%	\$268,000	\$270,000	+ 0.7%
Average Sales Price*	\$292,972	\$291,462	- 0.5%	\$285,431	\$292,025	+ 2.3%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	99.4%	99.4%	0.0%

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



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

