

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

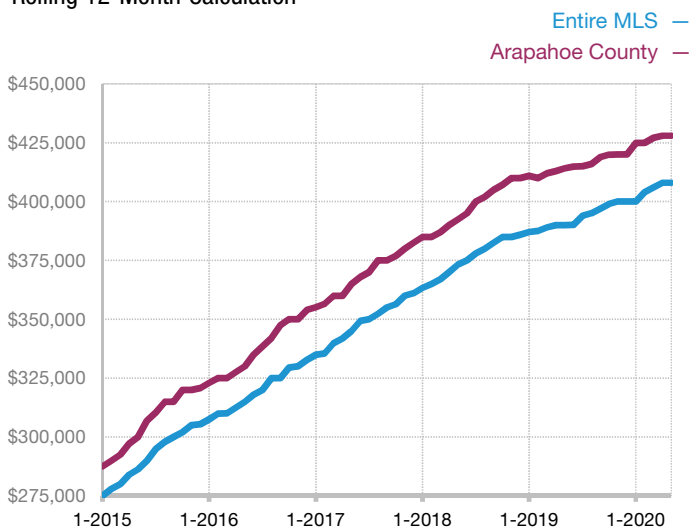
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1,326	707	- 46.7%	--	--	--
Under Contract	888	965	+ 8.7%	3,548	3,223	- 9.2%
New Listings	1,262	962	- 23.8%	4,351	3,646	- 16.2%
Sold Listings	845	448	- 47.0%	3,070	2,614	- 14.9%
Days on Market Until Sale	21	19	- 9.5%	28	26	- 7.1%
Median Sales Price*	\$430,000	\$435,000	+ 1.2%	\$416,000	\$436,250	+ 4.9%
Average Sales Price*	\$517,307	\$497,153	- 3.9%	\$498,354	\$505,911	+ 1.5%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.5%	99.8%	+ 0.3%

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	610	407	- 33.3%	--	--	--
Under Contract	395	436	+ 10.4%	1,748	1,567	- 10.4%
New Listings	535	444	- 17.0%	2,114	1,825	- 13.7%
Sold Listings	387	206	- 46.8%	1,585	1,325	- 16.4%
Days on Market Until Sale	21	27	+ 28.6%	26	30	+ 15.4%
Median Sales Price*	\$275,000	\$283,450	+ 3.1%	\$270,000	\$272,500	+ 0.9%
Average Sales Price*	\$305,994	\$300,009	- 2.0%	\$290,452	\$293,664	+ 1.1%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	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

