

Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

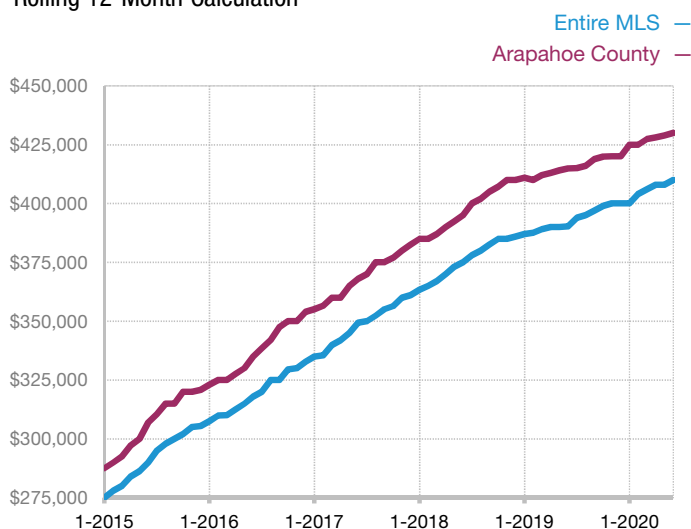
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	1,380	598	- 56.7%	--	--	--
Under Contract	831	1,057	+ 27.2%	4,380	4,211	- 3.9%
New Listings	994	943	- 5.1%	5,346	4,583	- 14.3%
Sold Listings	874	821	- 6.1%	3,944	3,459	- 12.3%
Days on Market Until Sale	18	18	0.0%	26	24	- 7.7%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$419,450	\$438,100	+ 4.4%
Average Sales Price*	\$528,086	\$525,355	- 0.5%	\$504,943	\$510,717	+ 1.1%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	99.6%	99.8%	+ 0.2%

* 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	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	646	413	- 36.1%	--	--	--
Under Contract	382	517	+ 35.3%	2,130	2,050	- 3.8%
New Listings	473	523	+ 10.6%	2,587	2,350	- 9.2%
Sold Listings	370	363	- 1.9%	1,955	1,720	- 12.0%
Days on Market Until Sale	27	24	- 11.1%	26	28	+ 7.7%
Median Sales Price*	\$270,000	\$279,900	+ 3.7%	\$270,000	\$275,000	+ 1.9%
Average Sales Price*	\$288,291	\$300,632	+ 4.3%	\$290,043	\$295,582	+ 1.9%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.5%	99.4%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

