

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

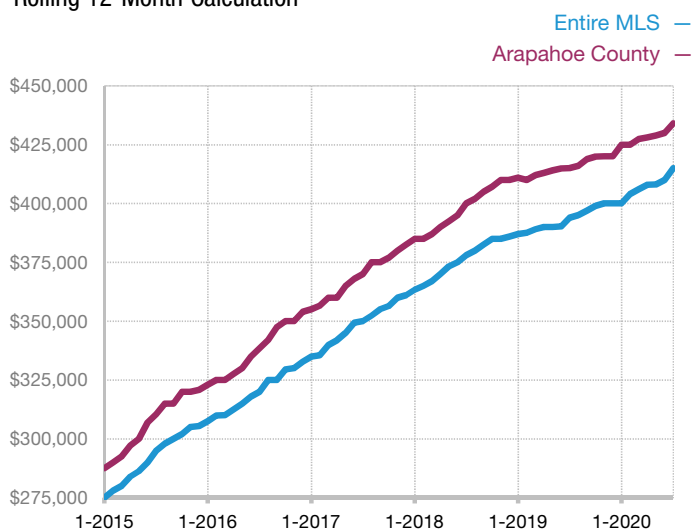
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	1,338	697	- 47.9%	--	--	--
Under Contract	744	910	+ 22.3%	5,124	5,048	- 1.5%
New Listings	822	1,007	+ 22.5%	6,168	5,587	- 9.4%
Sold Listings	824	988	+ 19.9%	4,768	4,482	- 6.0%
Days on Market Until Sale	24	21	- 12.5%	26	24	- 7.7%
Median Sales Price*	\$430,000	\$458,500	+ 6.6%	\$420,000	\$442,000	+ 5.2%
Average Sales Price*	\$505,842	\$585,414	+ 15.7%	\$505,098	\$527,053	+ 4.3%
Percent of List Price Received*	99.4%	100.2%	+ 0.8%	99.5%	99.9%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	675	395	- 41.5%	--	--	--
Under Contract	377	477	+ 26.5%	2,507	2,486	- 0.8%
New Listings	465	469	+ 0.9%	3,052	2,813	- 7.8%
Sold Listings	384	448	+ 16.7%	2,339	2,185	- 6.6%
Days on Market Until Sale	25	23	- 8.0%	26	27	+ 3.8%
Median Sales Price*	\$270,500	\$290,000	+ 7.2%	\$270,000	\$278,000	+ 3.0%
Average Sales Price*	\$288,418	\$318,334	+ 10.4%	\$289,776	\$299,697	+ 3.4%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	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

