

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

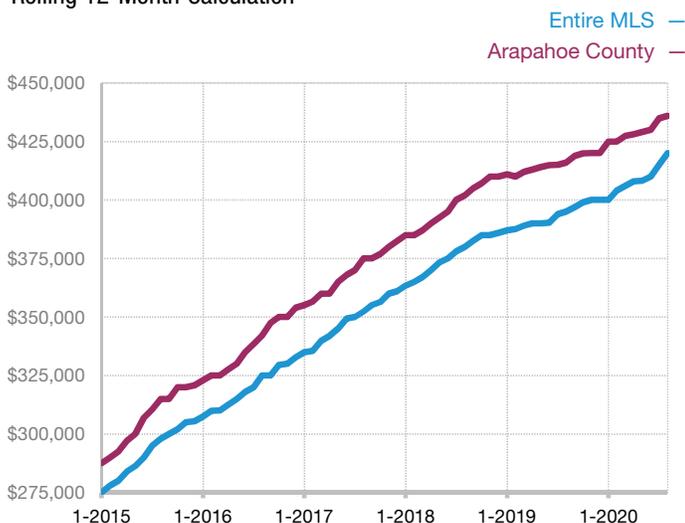
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,386	567	- 59.1%	--	--	--
Under Contract	664	1,042	+ 56.9%	5,788	6,039	+ 4.3%
New Listings	868	920	+ 6.0%	7,036	6,499	- 7.6%
Sold Listings	749	812	+ 8.4%	5,517	5,318	- 3.6%
Days on Market Until Sale	26	20	- 23.1%	26	23	- 11.5%
Median Sales Price*	\$430,000	\$460,000	+ 7.0%	\$422,000	\$446,263	+ 5.7%
Average Sales Price*	\$492,410	\$578,023	+ 17.4%	\$503,376	\$534,661	+ 6.2%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	99.5%	100.0%	+ 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	667	351	- 47.4%	--	--	--
Under Contract	396	458	+ 15.7%	2,903	2,914	+ 0.4%
New Listings	458	429	- 6.3%	3,510	3,248	- 7.5%
Sold Listings	389	405	+ 4.1%	2,728	2,623	- 3.8%
Days on Market Until Sale	33	23	- 30.3%	27	26	- 3.7%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$270,000	\$280,000	+ 3.7%
Average Sales Price*	\$289,091	\$308,639	+ 6.8%	\$289,678	\$301,375	+ 4.0%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	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

