

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

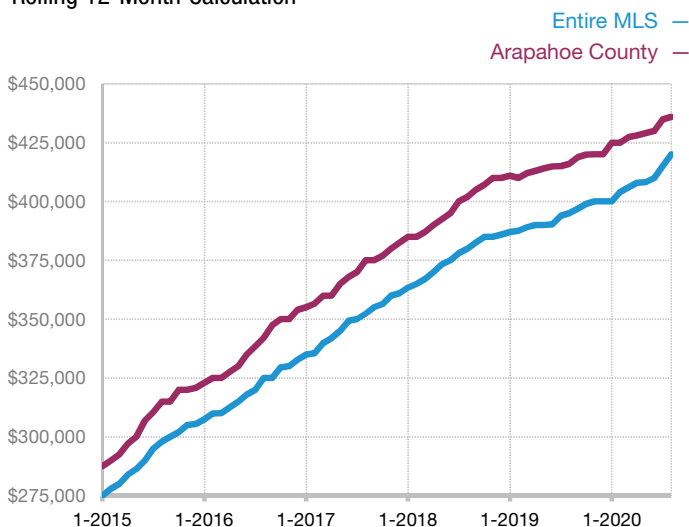
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| 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%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

