

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

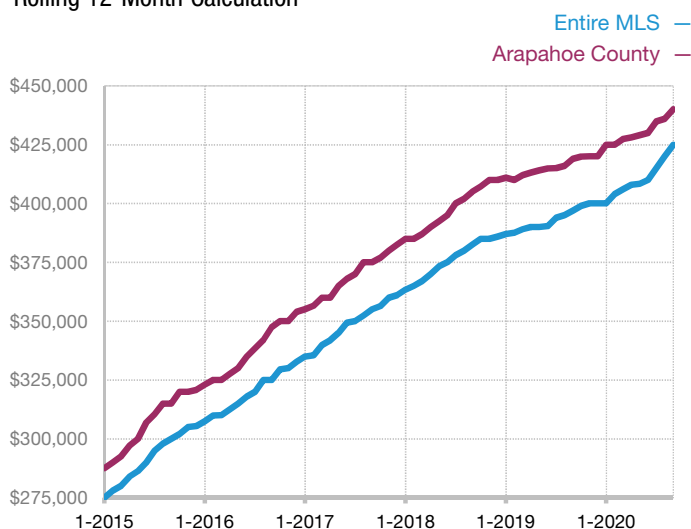
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	1,352	520	- 61.5%	--	--	--
Under Contract	667	883	+ 32.4%	6,455	6,853	+ 6.2%
New Listings	774	844	+ 9.0%	7,810	7,338	- 6.0%
Sold Listings	662	891	+ 34.6%	6,178	6,242	+ 1.0%
Days on Market Until Sale	29	18	- 37.9%	26	22	- 15.4%
Median Sales Price*	\$425,000	\$455,000	+ 7.1%	\$422,250	\$448,500	+ 6.2%
Average Sales Price*	\$506,393	\$567,063	+ 12.0%	\$503,739	\$539,149	+ 7.0%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	99.4%	100.1%	+ 0.7%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	656	374	- 43.0%	--	--	--
Under Contract	342	403	+ 17.8%	3,245	3,283	+ 1.2%
New Listings	393	422	+ 7.4%	3,903	3,673	- 5.9%
Sold Listings	371	378	+ 1.9%	3,099	3,023	- 2.5%
Days on Market Until Sale	29	21	- 27.6%	27	26	- 3.7%
Median Sales Price*	\$266,000	\$290,000	+ 9.0%	\$270,000	\$281,500	+ 4.3%
Average Sales Price*	\$294,645	\$310,251	+ 5.3%	\$290,273	\$302,293	+ 4.1%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	99.4%	99.5%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

