

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

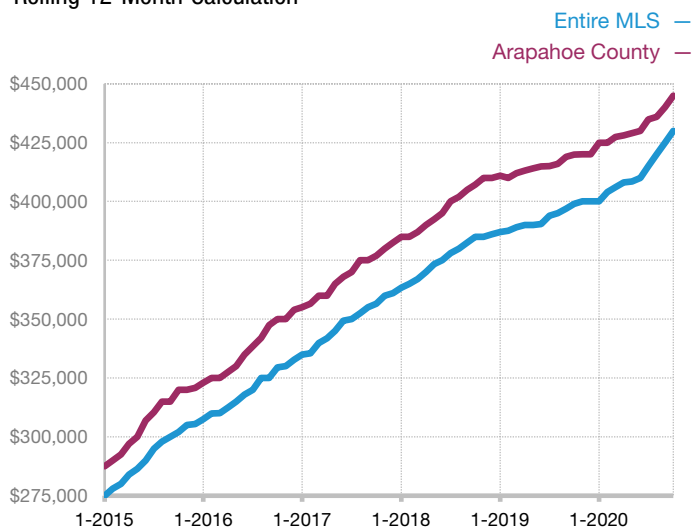
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,262	494	- 60.9%	--	--	--
Under Contract	653	780	+ 19.4%	7,108	7,564	+ 6.4%
New Listings	699	808	+ 15.6%	8,508	8,140	- 4.3%
Sold Listings	644	892	+ 38.5%	6,822	7,170	+ 5.1%
Days on Market Until Sale	31	20	- 35.5%	26	22	- 15.4%
Median Sales Price*	\$415,100	\$455,500	+ 9.7%	\$421,000	\$450,000	+ 6.9%
Average Sales Price*	\$498,000	\$568,738	+ 14.2%	\$503,197	\$542,608	+ 7.8%
Percent of List Price Received*	99.0%	100.5%	+ 1.5%	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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	698	413	- 40.8%	--	--	--
Under Contract	310	411	+ 32.6%	3,555	3,665	+ 3.1%
New Listings	415	457	+ 10.1%	4,319	4,133	- 4.3%
Sold Listings	359	383	+ 6.7%	3,458	3,434	- 0.7%
Days on Market Until Sale	30	25	- 16.7%	28	26	- 7.1%
Median Sales Price*	\$273,000	\$284,000	+ 4.0%	\$270,000	\$282,000	+ 4.4%
Average Sales Price*	\$302,503	\$313,426	+ 3.6%	\$291,543	\$303,463	+ 4.1%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.3%	99.5%	+ 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.

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



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

