

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

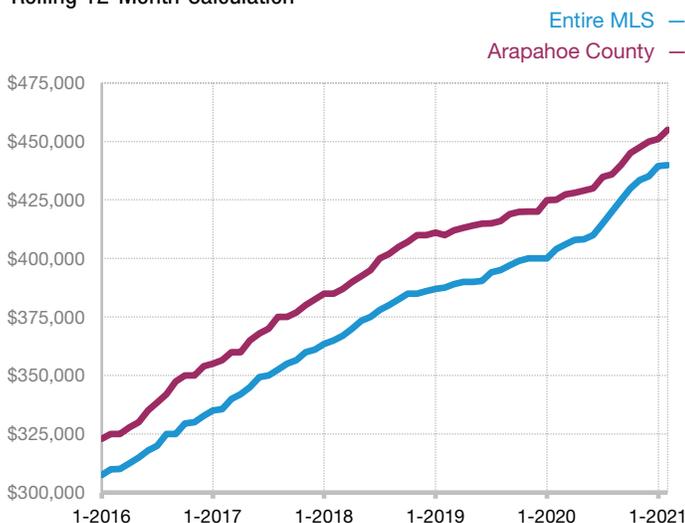
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	739	150	- 79.7%	--	--	--
Under Contract	583	601	+ 3.1%	1,181	1,133	- 4.1%
New Listings	658	566	- 14.0%	1,262	1,081	- 14.3%
Sold Listings	524	513	- 2.1%	991	936	- 5.5%
Days on Market Until Sale	31	15	- 51.6%	36	18	- 50.0%
Median Sales Price*	\$429,000	\$476,500	+ 11.1%	\$430,000	\$475,000	+ 10.5%
Average Sales Price*	\$505,177	\$561,981	+ 11.2%	\$494,384	\$600,140	+ 21.4%
Percent of List Price Received*	99.6%	102.9%	+ 3.3%	99.4%	102.1%	+ 2.7%

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	394	142	- 64.0%	--	--	--
Under Contract	303	362	+ 19.5%	625	702	+ 12.3%
New Listings	316	327	+ 3.5%	668	648	- 3.0%
Sold Listings	280	310	+ 10.7%	541	572	+ 5.7%
Days on Market Until Sale	36	25	- 30.6%	39	26	- 33.3%
Median Sales Price*	\$270,500	\$291,250	+ 7.7%	\$263,000	\$289,950	+ 10.2%
Average Sales Price*	\$285,556	\$305,954	+ 7.1%	\$286,241	\$307,865	+ 7.6%
Percent of List Price Received*	99.5%	101.0%	+ 1.5%	99.1%	100.5%	+ 1.4%

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



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

