

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

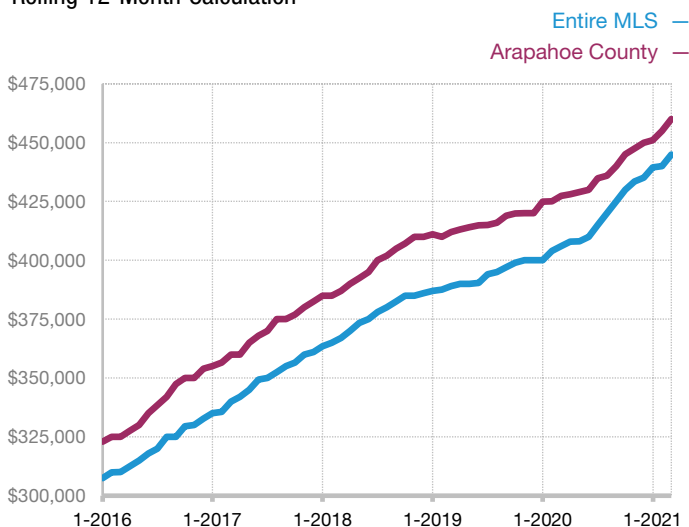
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	866	185	- 78.6%	--	--	--
Under Contract	644	808	+ 25.5%	1,825	1,911	+ 4.7%
New Listings	841	831	- 1.2%	2,103	1,909	- 9.2%
Sold Listings	652	620	- 4.9%	1,643	1,564	- 4.8%
Days on Market Until Sale	22	12	- 45.5%	31	16	- 48.4%
Median Sales Price*	\$454,950	\$522,500	+ 14.8%	\$440,000	\$490,000	+ 11.4%
Average Sales Price*	\$533,204	\$610,581	+ 14.5%	\$509,789	\$604,429	+ 18.6%
Percent of List Price Received*	100.2%	104.8%	+ 4.6%	99.7%	103.2%	+ 3.5%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	476	123	- 74.2%	--	--	--
Under Contract	308	384	+ 24.7%	933	1,073	+ 15.0%
New Listings	435	370	- 14.9%	1,103	1,019	- 7.6%
Sold Listings	331	393	+ 18.7%	872	976	+ 11.9%
Days on Market Until Sale	25	20	- 20.0%	34	24	- 29.4%
Median Sales Price*	\$280,000	\$300,000	+ 7.1%	\$270,000	\$292,250	+ 8.2%
Average Sales Price*	\$301,918	\$312,218	+ 3.4%	\$292,192	\$309,394	+ 5.9%
Percent of List Price Received*	99.6%	102.2%	+ 2.6%	99.3%	101.2%	+ 1.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

