

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

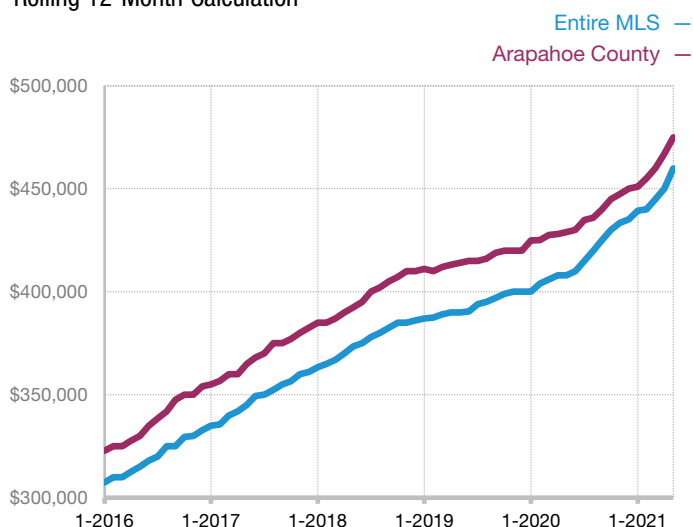
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	934	184	- 80.3%	--	--	--
Under Contract	905	979	+ 8.2%	3,144	3,640	+ 15.8%
New Listings	954	895	- 6.2%	3,633	3,697	+ 1.8%
Sold Listings	471	737	+ 56.5%	2,650	3,121	+ 17.8%
Days on Market Until Sale	20	7	- 65.0%	26	11	- 57.7%
Median Sales Price*	\$435,000	\$550,000	+ 26.4%	\$437,750	\$514,000	+ 17.4%
Average Sales Price*	\$497,972	\$671,236	+ 34.8%	\$506,125	\$633,490	+ 25.2%
Percent of List Price Received*	99.7%	106.5%	+ 6.8%	99.8%	104.8%	+ 5.0%

\* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	536	83	- 84.5%	--	--	--
Under Contract	396	493	+ 24.5%	1,520	1,972	+ 29.7%
New Listings	448	424	- 5.4%	1,830	1,908	+ 4.3%
Sold Listings	231	376	+ 62.8%	1,360	1,717	+ 26.3%
Days on Market Until Sale	26	9	- 65.4%	30	19	- 36.7%
Median Sales Price*	\$282,000	\$324,000	+ 14.9%	\$274,600	\$305,000	+ 11.1%
Average Sales Price*	\$299,493	\$354,034	+ 18.2%	\$293,807	\$325,579	+ 10.8%
Percent of List Price Received*	99.2%	104.4%	+ 5.2%	99.3%	102.3%	+ 3.0%

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



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

