

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

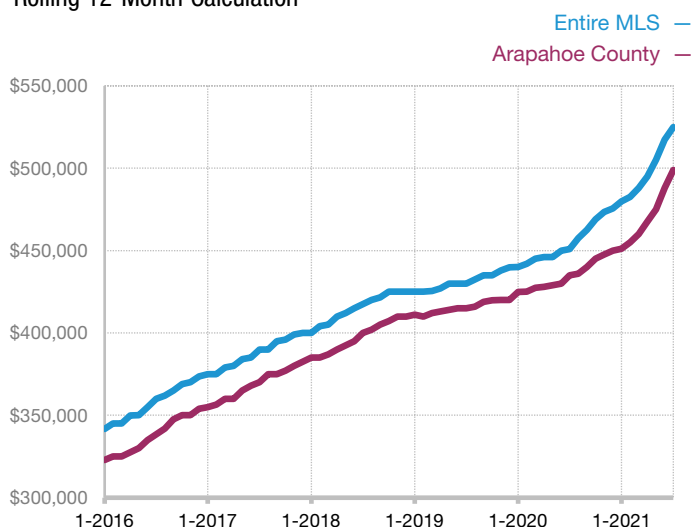
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	901	486	- 46.1%	--	--	--
Under Contract	856	832	- 2.8%	4,980	5,256	+ 5.5%
New Listings	999	1,004	+ 0.5%	5,573	5,671	+ 1.8%
Sold Listings	1,017	804	- 20.9%	4,529	4,860	+ 7.3%
Days on Market Until Sale	21	7	- 66.7%	24	10	- 58.3%
Median Sales Price*	\$459,000	\$536,500	+ 16.9%	\$443,000	\$525,000	+ 18.5%
Average Sales Price*	\$581,983	\$621,405	+ 6.8%	\$526,609	\$644,482	+ 22.4%
Percent of List Price Received*	100.2%	105.1%	+ 4.9%	99.9%	105.1%	+ 5.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	539	206	- 61.8%	--	--	--
Under Contract	448	423	- 5.6%	2,448	2,816	+ 15.0%
New Listings	477	479	+ 0.4%	2,828	2,911	+ 2.9%
Sold Listings	477	451	- 5.5%	2,227	2,654	+ 19.2%
Days on Market Until Sale	22	8	- 63.6%	27	15	- 44.4%
Median Sales Price*	\$292,000	\$340,000	+ 16.4%	\$279,732	\$315,000	+ 12.6%
Average Sales Price*	\$317,924	\$360,365	+ 13.3%	\$299,948	\$337,293	+ 12.5%
Percent of List Price Received*	99.5%	103.5%	+ 4.0%	99.4%	103.0%	+ 3.6%

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



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

