

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

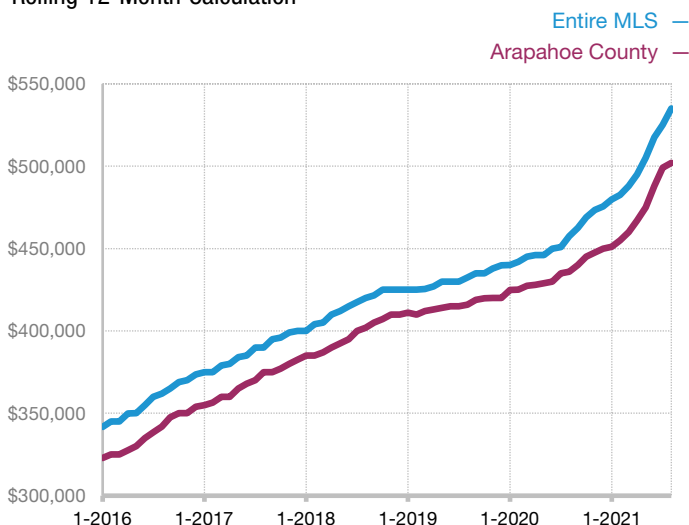
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021      | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 788       | 341       | - 56.7%                           | --           | --           | --                                |
| Under Contract                  | 963       | 932       | - 3.2%                            | 5,943        | 6,133        | + 3.2%                            |
| New Listings                    | 916       | 807       | - 11.9%                           | 6,489        | 6,476        | - 0.2%                            |
| Sold Listings                   | 840       | 796       | - 5.2%                            | 5,369        | 5,661        | + 5.4%                            |
| Days on Market Until Sale       | 20        | 9         | - 55.0%                           | 23           | 10           | - 56.5%                           |
| Median Sales Price*             | \$460,000 | \$537,500 | + 16.8%                           | \$446,000    | \$527,200    | + 18.2%                           |
| Average Sales Price*            | \$577,099 | \$615,853 | + 6.7%                            | \$534,508    | \$639,297    | + 19.6%                           |
| Percent of List Price Received* | 100.5%    | 103.3%    | + 2.8%                            | 100.0%       | 104.9%       | + 4.9%                            |

\* 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                 | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021      | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 498       | 180       | - 63.9%                           | --           | --           | --                                |
| Under Contract                  | 427       | 466       | + 9.1%                            | 2,877        | 3,253        | + 13.1%                           |
| New Listings                    | 429       | 436       | + 1.6%                            | 3,259        | 3,344        | + 2.6%                            |
| Sold Listings                   | 430       | 419       | - 2.6%                            | 2,659        | 3,078        | + 15.8%                           |
| Days on Market Until Sale       | 23        | 10        | - 56.5%                           | 27           | 14           | - 48.1%                           |
| Median Sales Price*             | \$290,000 | \$330,000 | + 13.8%                           | \$280,000    | \$320,000    | + 14.3%                           |
| Average Sales Price*            | \$307,135 | \$359,518 | + 17.1%                           | \$301,276    | \$340,329    | + 13.0%                           |
| Percent of List Price Received* | 99.8%     | 102.4%    | + 2.6%                            | 99.4%        | 102.9%       | + 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.

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



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

