

# Local Market Update for September 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

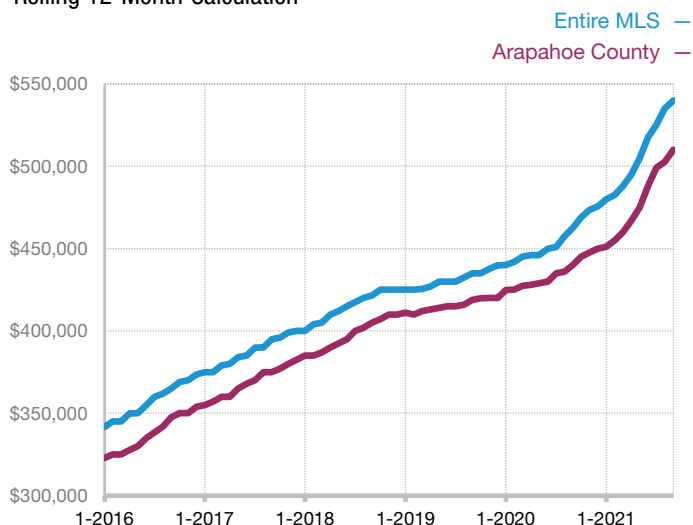
Single Family	September			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 09-2021	Percent Change from Previous Year
Inventory of Active Listings	732	415	- 43.3%	--	--	--
Under Contract	828	704	- 15.0%	6,771	6,785	+ 0.2%
New Listings	839	777	- 7.4%	7,328	7,252	- 1.0%
Sold Listings	917	811	- 11.6%	6,286	6,482	+ 3.1%
Days on Market Until Sale	18	11	- 38.9%	22	10	- 54.5%
Median Sales Price*	\$454,000	\$530,000	+ 16.7%	\$448,000	\$528,000	+ 17.9%
Average Sales Price*	\$563,816	\$651,870	+ 15.6%	\$538,784	\$640,939	+ 19.0%
Percent of List Price Received*	100.4%	102.3%	+ 1.9%	100.1%	104.5%	+ 4.4%

\* 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	September			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 09-2020	Thru 09-2021	Percent Change from Previous Year
Inventory of Active Listings	508	199	- 60.8%	--	--	--
Under Contract	375	403	+ 7.5%	3,252	3,634	+ 11.7%
New Listings	423	411	- 2.8%	3,682	3,757	+ 2.0%
Sold Listings	397	411	+ 3.5%	3,056	3,493	+ 14.3%
Days on Market Until Sale	22	13	- 40.9%	26	14	- 46.2%
Median Sales Price*	\$290,000	\$335,000	+ 15.5%	\$282,000	\$320,000	+ 13.5%
Average Sales Price*	\$308,960	\$361,805	+ 17.1%	\$302,274	\$342,597	+ 13.3%
Percent of List Price Received*	100.0%	101.9%	+ 1.9%	99.5%	102.8%	+ 3.3%

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



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

