

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

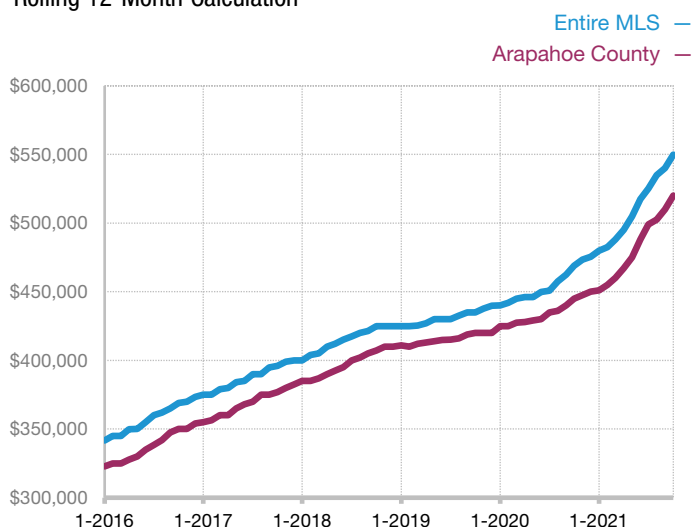
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	723	327	- 54.8%	--	--	--
Under Contract	758	801	+ 5.7%	7,529	7,538	+ 0.1%
New Listings	805	701	- 12.9%	8,133	7,949	- 2.3%
Sold Listings	900	665	- 26.1%	7,186	7,159	- 0.4%
Days on Market Until Sale	20	12	- 40.0%	22	10	- 54.5%
Median Sales Price*	\$455,000	\$547,500	+ 20.3%	\$450,000	\$530,000	+ 17.8%
Average Sales Price*	\$568,183	\$650,127	+ 14.4%	\$542,466	\$642,069	+ 18.4%
Percent of List Price Received*	100.5%	102.1%	+ 1.6%	100.1%	104.3%	+ 4.2%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	517	157	- 69.6%	--	--	--
Under Contract	402	407	+ 1.2%	3,654	4,027	+ 10.2%
New Listings	459	366	- 20.3%	4,141	4,124	- 0.4%
Sold Listings	394	399	+ 1.3%	3,450	3,901	+ 13.1%
Days on Market Until Sale	25	13	- 48.0%	26	14	- 46.2%
Median Sales Price*	\$280,000	\$325,000	+ 16.1%	\$281,750	\$320,000	+ 13.6%
Average Sales Price*	\$313,224	\$360,393	+ 15.1%	\$303,524	\$344,365	+ 13.5%
Percent of List Price Received*	99.8%	101.3%	+ 1.5%	99.5%	102.6%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

