

Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

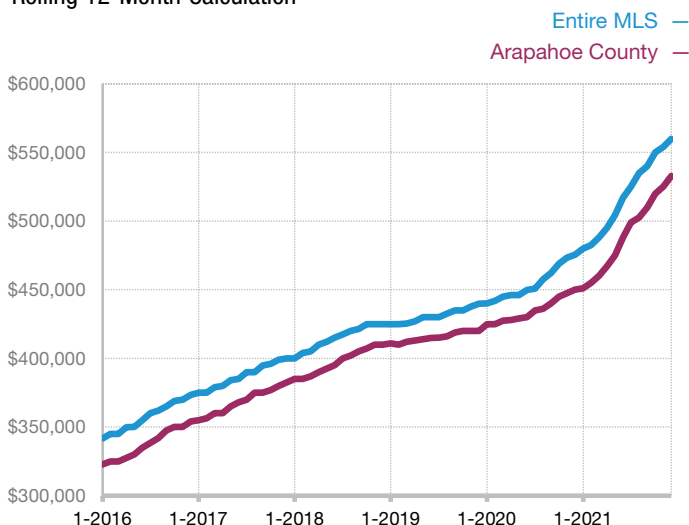
Single Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	423	135	- 68.1%	--	--	--
Under Contract	444	449	+ 1.1%	8,587	8,519	- 0.8%
New Listings	406	402	- 1.0%	9,014	8,836	- 2.0%
Sold Listings	691	611	- 11.6%	8,631	8,487	- 1.7%
Days on Market Until Sale	16	14	- 12.5%	21	11	- 47.6%
Median Sales Price*	\$462,000	\$550,000	+ 19.0%	\$450,000	\$533,000	+ 18.4%
Average Sales Price*	\$563,069	\$649,991	+ 15.4%	\$545,105	\$646,106	+ 18.5%
Percent of List Price Received*	101.3%	101.9%	+ 0.6%	100.3%	103.9%	+ 3.6%

* 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	284	68	- 76.1%	--	--	--
Under Contract	286	280	- 2.1%	4,312	4,593	+ 6.5%
New Listings	256	222	- 13.3%	4,674	4,644	- 0.6%
Sold Listings	428	341	- 20.3%	4,241	4,602	+ 8.5%
Days on Market Until Sale	28	11	- 60.7%	26	14	- 46.2%
Median Sales Price*	\$282,250	\$330,000	+ 16.9%	\$281,500	\$321,000	+ 14.0%
Average Sales Price*	\$315,809	\$350,306	+ 10.9%	\$304,682	\$345,308	+ 13.3%
Percent of List Price Received*	99.9%	101.4%	+ 1.5%	99.6%	102.5%	+ 2.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

