

# Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

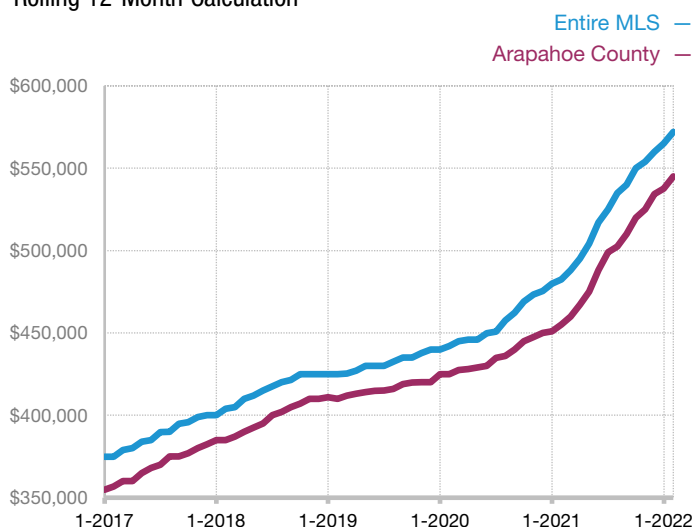
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021      | 2022      | Percent Change from Previous Year | Thru 02-2021 | Thru 02-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 345       | 115       | - 66.7%                           | --           | --           | --                                |
| Under Contract                  | 570       | 601       | + 5.4%                            | 1,096        | 1,101        | + 0.5%                            |
| New Listings                    | 558       | 591       | + 5.9%                            | 1,070        | 1,091        | + 2.0%                            |
| Sold Listings                   | 523       | 469       | - 10.3%                           | 947          | 874          | - 7.7%                            |
| Days on Market Until Sale       | 16        | 11        | - 31.3%                           | 18           | 13           | - 27.8%                           |
| Median Sales Price*             | \$478,000 | \$576,000 | + 20.5%                           | \$475,000    | \$570,000    | + 20.0%                           |
| Average Sales Price*            | \$563,317 | \$671,254 | + 19.2%                           | \$600,106    | \$653,706    | + 8.9%                            |
| Percent of List Price Received* | 102.9%    | 104.8%    | + 1.8%                            | 102.1%       | 103.8%       | + 1.7%                            |

\* 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                 | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021      | 2022      | Percent Change from Previous Year | Thru 02-2021 | Thru 02-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 222       | 52        | - 76.6%                           | --           | --           | --                                |
| Under Contract                  | 348       | 309       | - 11.2%                           | 683          | 595          | - 12.9%                           |
| New Listings                    | 331       | 301       | - 9.1%                            | 654          | 572          | - 12.5%                           |
| Sold Listings                   | 319       | 264       | - 17.2%                           | 583          | 513          | - 12.0%                           |
| Days on Market Until Sale       | 25        | 11        | - 56.0%                           | 26           | 12           | - 53.8%                           |
| Median Sales Price*             | \$291,500 | \$342,350 | + 17.4%                           | \$289,900    | \$340,900    | + 17.6%                           |
| Average Sales Price*            | \$305,862 | \$368,449 | + 20.5%                           | \$307,487    | \$365,285    | + 18.8%                           |
| Percent of List Price Received* | 100.9%    | 104.0%    | + 3.1%                            | 100.5%       | 103.2%       | + 2.7%                            |

\* 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

