

Local Market Update for March 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

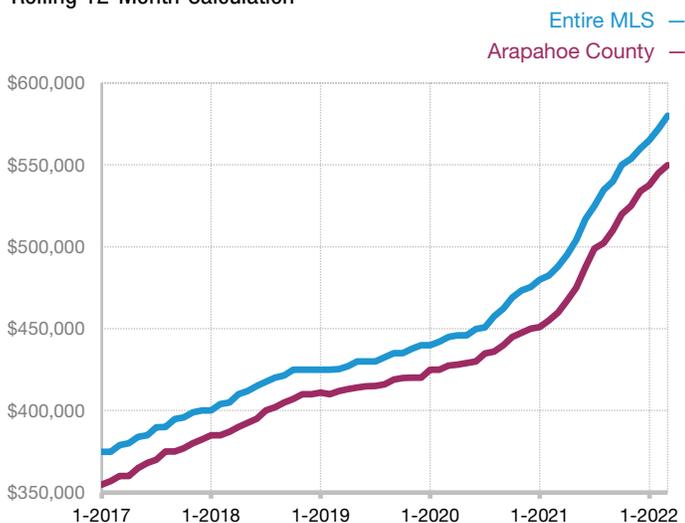
| Single Family | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 03-2021 | Thru 03-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 375 | 260 | - 30.7% | -- | -- | -- |
| Under Contract | 770 | 672 | - 12.7% | 1,866 | 1,746 | - 6.4% |
| New Listings | 823 | 812 | - 1.3% | 1,893 | 1,903 | + 0.5% |
| Sold Listings | 626 | 637 | + 1.8% | 1,573 | 1,522 | - 3.2% |
| Days on Market Until Sale | 13 | 8 | - 38.5% | 16 | 11 | - 31.3% |
| Median Sales Price* | \$519,500 | \$610,000 | + 17.4% | \$490,000 | \$584,575 | + 19.3% |
| Average Sales Price* | \$607,374 | \$750,014 | + 23.5% | \$602,998 | \$693,368 | + 15.0% |
| Percent of List Price Received* | 104.8% | 106.7% | + 1.8% | 103.2% | 104.9% | + 1.6% |

* 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 | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 03-2021 | Thru 03-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 220 | 112 | - 49.1% | -- | -- | -- |
| Under Contract | 358 | 342 | - 4.5% | 1,041 | 923 | - 11.3% |
| New Listings | 377 | 393 | + 4.2% | 1,031 | 965 | - 6.4% |
| Sold Listings | 408 | 321 | - 21.3% | 991 | 842 | - 15.0% |
| Days on Market Until Sale | 20 | 7 | - 65.0% | 24 | 10 | - 58.3% |
| Median Sales Price* | \$300,500 | \$372,000 | + 23.8% | \$295,000 | \$355,000 | + 20.3% |
| Average Sales Price* | \$314,347 | \$398,016 | + 26.6% | \$310,311 | \$378,058 | + 21.8% |
| Percent of List Price Received* | 102.2% | 106.0% | + 3.7% | 101.2% | 104.3% | + 3.1% |

* 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

