

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

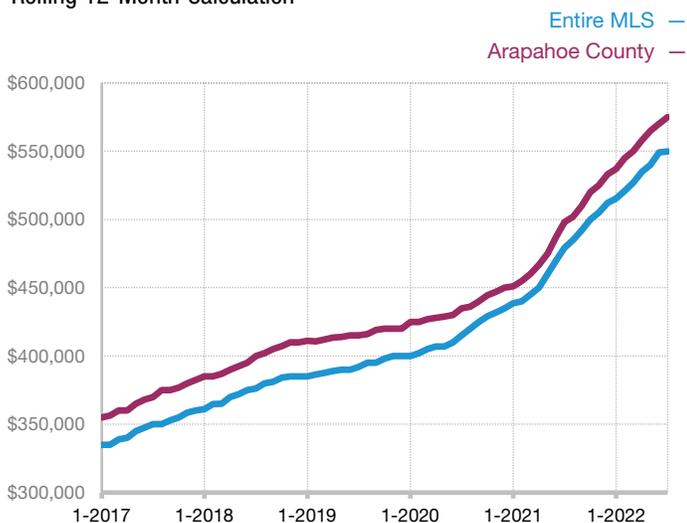
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	675	964	+ 42.8%	--	--	--
Under Contract	788	603	- 23.5%	5,181	4,645	- 10.3%
New Listings	1,006	851	- 15.4%	5,686	5,790	+ 1.8%
Sold Listings	821	621	- 24.4%	4,859	4,426	- 8.9%
Days on Market Until Sale	7	13	+ 85.7%	10	9	- 10.0%
Median Sales Price*	\$540,000	\$605,000	+ 12.0%	\$525,000	\$605,000	+ 15.2%
Average Sales Price*	\$621,749	\$724,128	+ 16.5%	\$642,434	\$720,751	+ 12.2%
Percent of List Price Received*	105.0%	101.0%	- 3.8%	105.1%	104.5%	- 0.6%

* 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	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	289	280	- 3.1%	--	--	--
Under Contract	398	350	- 12.1%	2,790	2,424	- 13.1%
New Listings	480	398	- 17.1%	2,930	2,715	- 7.3%
Sold Listings	469	311	- 33.7%	2,672	2,359	- 11.7%
Days on Market Until Sale	8	10	+ 25.0%	15	9	- 40.0%
Median Sales Price*	\$338,500	\$370,000	+ 9.3%	\$315,000	\$370,000	+ 17.5%
Average Sales Price*	\$359,750	\$390,361	+ 8.5%	\$337,362	\$387,499	+ 14.9%
Percent of List Price Received*	103.5%	101.3%	- 2.1%	103.0%	104.4%	+ 1.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

