

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

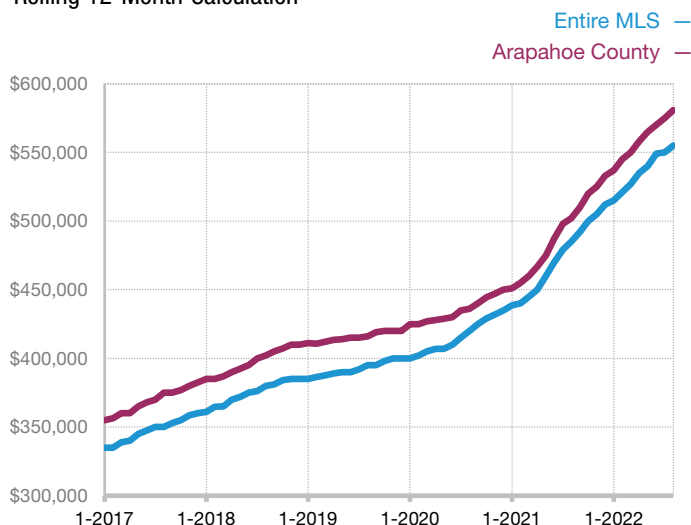
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	542	961	+ 77.3%	--	--	--
Under Contract	896	641	- 28.5%	6,077	5,239	- 13.8%
New Listings	825	738	- 10.5%	6,511	6,518	+ 0.1%
Sold Listings	819	577	- 29.5%	5,678	5,011	- 11.7%
Days on Market Until Sale	9	20	+ 122.2%	10	11	+ 10.0%
Median Sales Price*	\$535,000	\$608,000	+ 13.6%	\$526,250	\$605,000	+ 15.0%
Average Sales Price*	\$615,071	\$696,527	+ 13.2%	\$638,487	\$717,967	+ 12.4%
Percent of List Price Received*	103.3%	99.3%	- 3.9%	104.9%	103.9%	- 1.0%

* 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	269	317	+ 17.8%	--	--	--
Under Contract	450	324	- 28.0%	3,240	2,726	- 15.9%
New Listings	449	368	- 18.0%	3,379	3,085	- 8.7%
Sold Listings	430	327	- 24.0%	3,102	2,693	- 13.2%
Days on Market Until Sale	10	15	+ 50.0%	14	10	- 28.6%
Median Sales Price*	\$329,750	\$370,000	+ 12.2%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*	\$356,842	\$382,077	+ 7.1%	\$340,063	\$386,780	+ 13.7%
Percent of List Price Received*	102.4%	100.3%	- 2.1%	102.9%	103.9%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

