

# Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

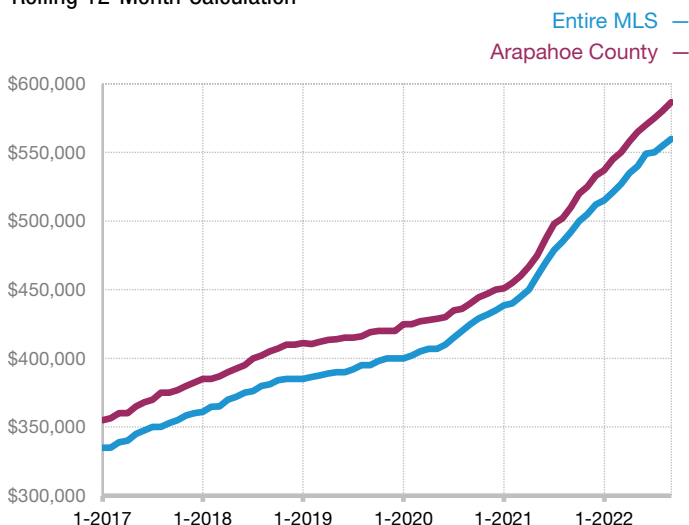
Single Family	September			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Inventory of Active Listings	579	1,126	+ 94.5%	--	--	--
Under Contract	674	502	- 25.5%	6,751	5,684	- 15.8%
New Listings	800	750	- 6.3%	7,312	7,268	- 0.6%
Sold Listings	834	553	- 33.7%	6,512	5,576	- 14.4%
Days on Market Until Sale	12	28	+ 133.3%	10	12	+ 20.0%
Median Sales Price*	\$530,000	\$575,000	+ 8.5%	\$527,205	\$600,000	+ 13.8%
Average Sales Price*	\$655,162	\$691,191	+ 5.5%	\$640,623	\$715,061	+ 11.6%
Percent of List Price Received*	102.3%	98.9%	- 3.3%	104.5%	103.4%	- 1.1%

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Inventory of Active Listings	284	375	+ 32.0%	--	--	--
Under Contract	400	259	- 35.3%	3,640	2,962	- 18.6%
New Listings	430	338	- 21.4%	3,808	3,422	- 10.1%
Sold Listings	428	286	- 33.2%	3,530	2,985	- 15.4%
Days on Market Until Sale	13	20	+ 53.8%	14	11	- 21.4%
Median Sales Price*	\$335,000	\$355,000	+ 6.0%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*	\$360,924	\$381,316	+ 5.6%	\$342,592	\$386,115	+ 12.7%
Percent of List Price Received*	101.8%	99.6%	- 2.2%	102.8%	103.5%	+ 0.7%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

