

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

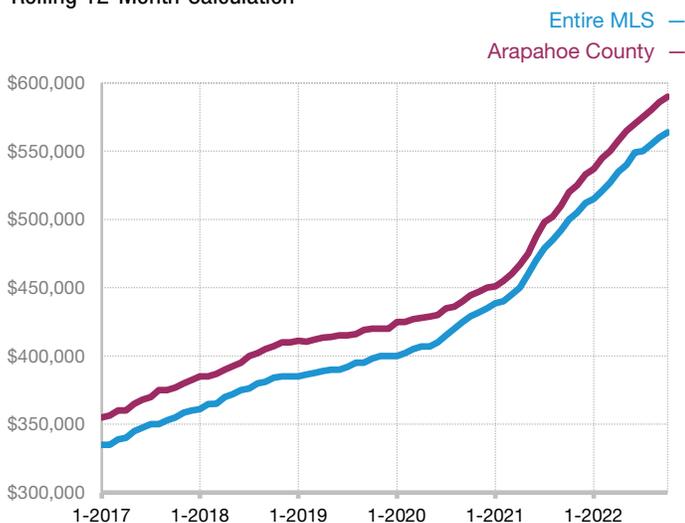
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	480	1,039	+ 116.5%	--	--	--
Under Contract	770	498	- 35.3%	7,521	6,139	- 18.4%
New Listings	706	553	- 21.7%	8,017	7,819	- 2.5%
Sold Listings	693	495	- 28.6%	7,205	6,080	- 15.6%
Days on Market Until Sale	12	29	+ 141.7%	10	14	+ 40.0%
Median Sales Price*	\$549,990	\$572,500	+ 4.1%	\$530,000	\$600,000	+ 13.2%
Average Sales Price*	\$648,042	\$656,702	+ 1.3%	\$641,336	\$710,187	+ 10.7%
Percent of List Price Received*	102.0%	98.3%	- 3.6%	104.3%	103.0%	- 1.2%

* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	241	377	+ 56.4%	--	--	--
Under Contract	392	238	- 39.3%	4,032	3,177	- 21.2%
New Listings	369	282	- 23.6%	4,178	3,702	- 11.4%
Sold Listings	430	246	- 42.8%	3,960	3,231	- 18.4%
Days on Market Until Sale	13	22	+ 69.2%	14	12	- 14.3%
Median Sales Price*	\$325,000	\$358,500	+ 10.3%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*	\$359,512	\$388,242	+ 8.0%	\$344,429	\$386,243	+ 12.1%
Percent of List Price Received*	101.1%	99.0%	- 2.1%	102.6%	103.1%	+ 0.5%

* 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

