

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

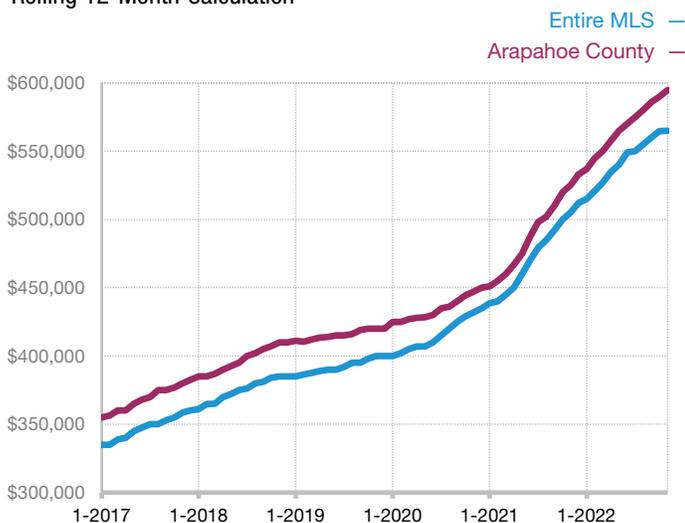
Single Family	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	334	899	+ 169.2%	--	--	--
Under Contract	604	401	- 33.6%	8,125	6,499	- 20.0%
New Listings	496	376	- 24.2%	8,513	8,186	- 3.8%
Sold Listings	739	408	- 44.8%	7,944	6,493	- 18.3%
Days on Market Until Sale	12	35	+ 191.7%	11	15	+ 36.4%
Median Sales Price*	\$547,500	\$570,500	+ 4.2%	\$530,000	\$600,000	+ 13.2%
Average Sales Price*	\$680,335	\$671,023	- 1.4%	\$644,964	\$707,881	+ 9.8%
Percent of List Price Received*	101.9%	98.3%	- 3.5%	104.1%	102.7%	- 1.3%

* 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	November			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	193	333	+ 72.5%	--	--	--
Under Contract	325	204	- 37.2%	4,357	3,367	- 22.7%
New Listings	300	208	- 30.7%	4,478	3,912	- 12.6%
Sold Listings	354	210	- 40.7%	4,314	3,449	- 20.1%
Days on Market Until Sale	13	28	+ 115.4%	14	13	- 7.1%
Median Sales Price*	\$329,000	\$352,250	+ 7.1%	\$321,000	\$368,000	+ 14.6%
Average Sales Price*	\$353,393	\$382,353	+ 8.2%	\$345,165	\$385,771	+ 11.8%
Percent of List Price Received*	101.7%	98.9%	- 2.8%	102.5%	102.9%	+ 0.4%

* 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

