

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

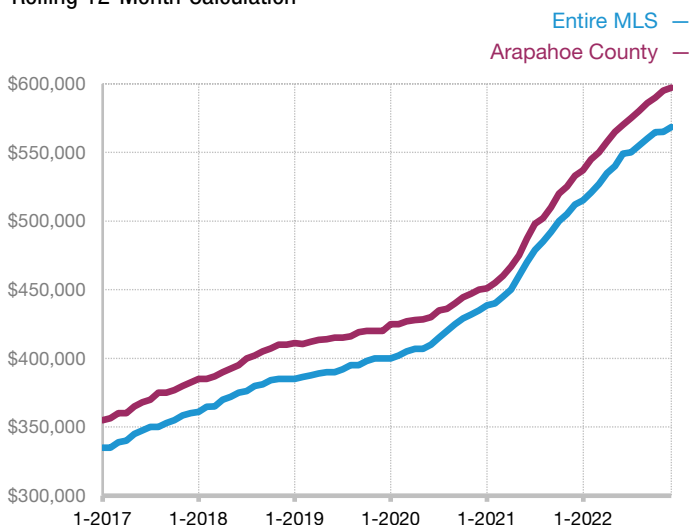
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 12-2021 | Thru 12-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 260 | 670 | + 157.7% | -- | -- | -- |
| Under Contract | 424 | 337 | - 20.5% | 8,549 | 6,792 | - 20.6% |
| New Listings | 401 | 235 | - 41.4% | 8,915 | 8,416 | - 5.6% |
| Sold Listings | 631 | 396 | - 37.2% | 8,575 | 6,888 | - 19.7% |
| Days on Market Until Sale | 14 | 44 | + 214.3% | 11 | 17 | + 54.5% |
| Median Sales Price* | \$550,000 | \$565,000 | + 2.7% | \$533,000 | \$597,288 | + 12.1% |
| Average Sales Price* | \$649,558 | \$661,898 | + 1.9% | \$645,302 | \$705,301 | + 9.3% |
| Percent of List Price Received* | 101.9% | 98.2% | - 3.6% | 103.9% | 102.4% | - 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.

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 12-2021 | Thru 12-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 136 | 266 | + 95.6% | -- | -- | -- |
| Under Contract | 263 | 171 | - 35.0% | 4,620 | 3,521 | - 23.8% |
| New Listings | 224 | 131 | - 41.5% | 4,701 | 4,048 | - 13.9% |
| Sold Listings | 353 | 191 | - 45.9% | 4,667 | 3,645 | - 21.9% |
| Days on Market Until Sale | 12 | 33 | + 175.0% | 14 | 14 | 0.0% |
| Median Sales Price* | \$330,900 | \$336,000 | + 1.5% | \$322,000 | \$365,000 | + 13.4% |
| Average Sales Price* | \$351,401 | \$350,202 | - 0.3% | \$345,637 | \$384,000 | + 11.1% |
| Percent of List Price Received* | 101.4% | 98.6% | - 2.8% | 102.4% | 102.6% | + 0.2% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

