

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

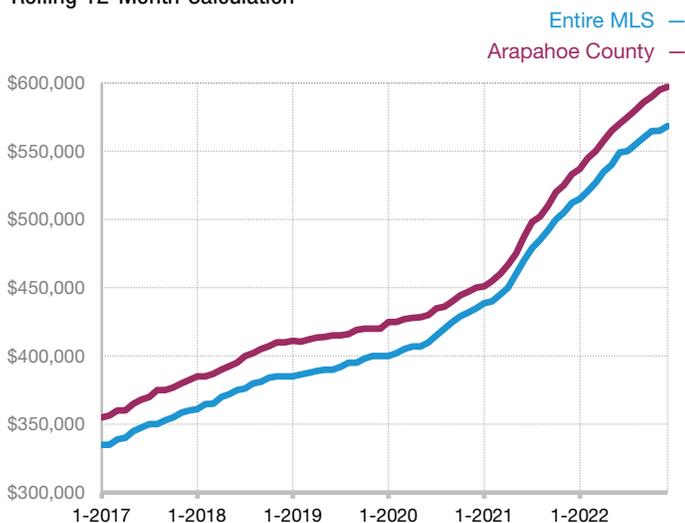
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	260	670	+ 157.7%	--	--	--
Under Contract	424	337	- 20.5%	8,549	6,792	- 20.6%
New Listings	401	235	- 41.4%	8,915	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		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
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

