

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County



Compliments of:

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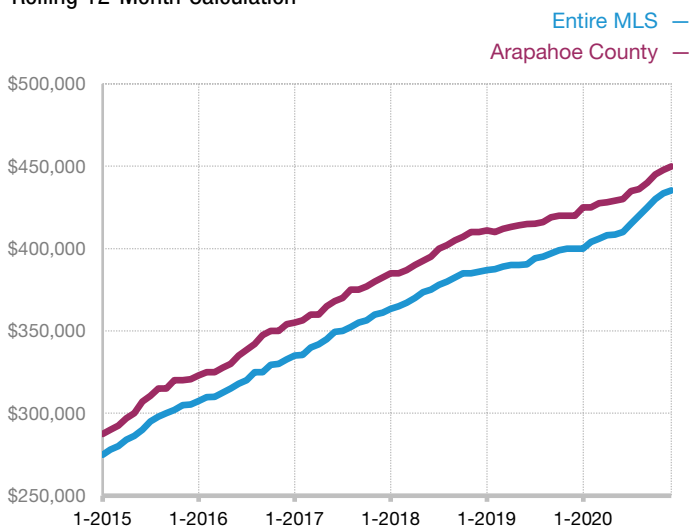
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	796	185	- 76.8%	--	--	--
Under Contract	477	476	- 0.2%	8,149	8,635	+ 6.0%
New Listings	340	409	+ 20.3%	9,367	9,022	- 3.7%
Sold Listings	645	674	+ 4.5%	8,082	8,605	+ 6.5%
Days on Market Until Sale	36	15	- 58.3%	28	21	- 25.0%
Median Sales Price*	\$420,000	\$463,900	+ 10.5%	\$420,000	\$450,000	+ 7.1%
Average Sales Price*	\$500,141	\$565,358	+ 13.0%	\$503,148	\$545,355	+ 8.4%
Percent of List Price Received*	99.0%	101.3%	+ 2.3%	99.3%	100.3%	+ 1.0%

\* 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		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	440	212	- 51.8%	--	--	--
Under Contract	232	292	+ 25.9%	4,103	4,317	+ 5.2%
New Listings	195	254	+ 30.3%	4,752	4,665	- 1.8%
Sold Listings	320	414	+ 29.4%	4,053	4,218	+ 4.1%
Days on Market Until Sale	37	28	- 24.3%	29	26	- 10.3%
Median Sales Price*	\$275,000	\$284,500	+ 3.5%	\$270,000	\$282,000	+ 4.4%
Average Sales Price*	\$288,359	\$318,041	+ 10.3%	\$291,124	\$304,819	+ 4.7%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	99.3%	99.6%	+ 0.3%

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

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



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

