

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County



Compliments of:

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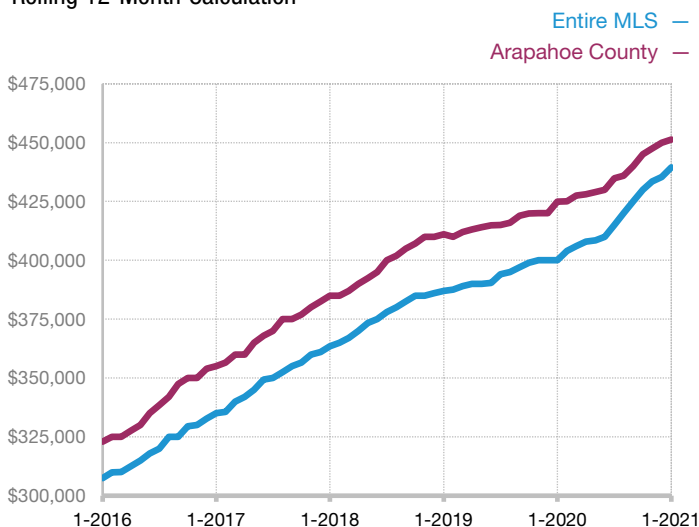
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	732	171	- 76.6%	--	--	--
Under Contract	598	558	- 6.7%	598	558	- 6.7%
New Listings	604	518	- 14.2%	604	518	- 14.2%
Sold Listings	466	408	- 12.4%	466	408	- 12.4%
Days on Market Until Sale	42	21	- 50.0%	42	21	- 50.0%
Median Sales Price*	\$432,000	\$470,150	+ 8.8%	\$432,000	\$470,150	+ 8.8%
Average Sales Price*	\$482,396	\$653,801	+ 35.5%	\$482,396	\$653,801	+ 35.5%
Percent of List Price Received*	99.1%	101.2%	+ 2.1%	99.1%	101.2%	+ 2.1%

\* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	413	161	- 61.0%	--	--	--
Under Contract	322	362	+ 12.4%	322	362	+ 12.4%
New Listings	352	319	- 9.4%	352	319	- 9.4%
Sold Listings	261	246	- 5.7%	261	246	- 5.7%
Days on Market Until Sale	43	27	- 37.2%	43	27	- 37.2%
Median Sales Price*	\$259,000	\$290,568	+ 12.2%	\$259,000	\$290,568	+ 12.2%
Average Sales Price*	\$286,976	\$314,127	+ 9.5%	\$286,976	\$314,127	+ 9.5%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.7%	99.9%	+ 1.2%

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



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

