

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

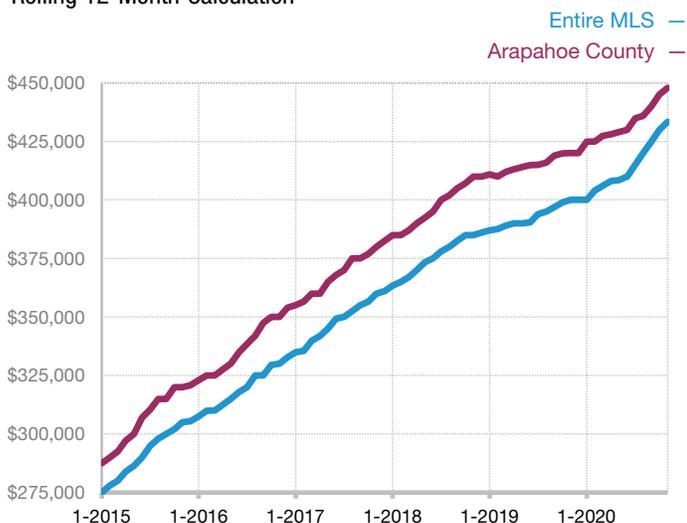
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	1,087	257	- 76.4%	--	--	--
Under Contract	564	659	+ 16.8%	7,672	8,203	+ 6.9%
New Listings	519	478	- 7.9%	9,027	8,616	- 4.6%
Sold Listings	615	725	+ 17.9%	7,437	7,901	+ 6.2%
Days on Market Until Sale	34	19	- 44.1%	27	22	- 18.5%
Median Sales Price*	\$416,000	\$458,000	+ 10.1%	\$420,000	\$450,000	+ 7.1%
Average Sales Price*	\$505,761	\$557,320	+ 10.2%	\$503,409	\$543,963	+ 8.1%
Percent of List Price Received*	98.9%	100.9%	+ 2.0%	99.4%	100.2%	+ 0.8%

* 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		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	567	262	- 53.8%	--	--	--
Under Contract	316	386	+ 22.2%	3,871	4,046	+ 4.5%
New Listings	238	277	+ 16.4%	4,557	4,412	- 3.2%
Sold Listings	275	346	+ 25.8%	3,733	3,781	+ 1.3%
Days on Market Until Sale	34	22	- 35.3%	28	25	- 10.7%
Median Sales Price*	\$269,900	\$283,900	+ 5.2%	\$270,000	\$282,000	+ 4.4%
Average Sales Price*	\$289,080	\$303,944	+ 5.1%	\$291,361	\$303,485	+ 4.2%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	99.3%	99.6%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

