

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

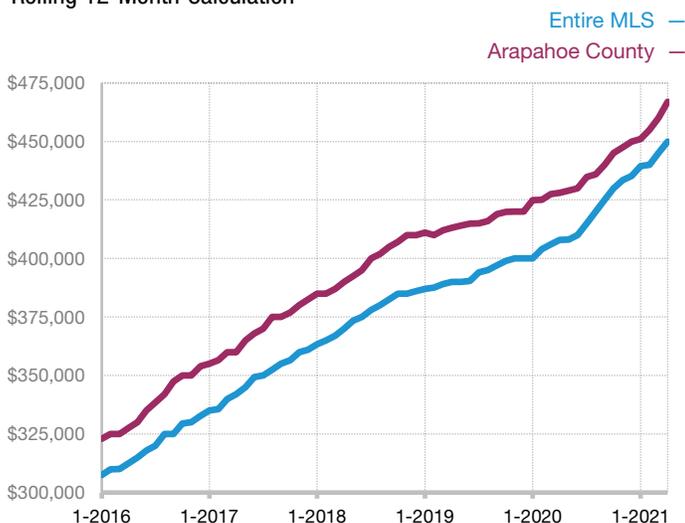
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	950	<b>289</b>	- 69.6%	--	--	--
Under Contract	415	<b>807</b>	+ 94.5%	2,239	<b>2,683</b>	+ 19.8%
New Listings	576	<b>908</b>	+ 57.6%	2,679	<b>2,803</b>	+ 4.6%
Sold Listings	537	<b>793</b>	+ 47.7%	2,179	<b>2,371</b>	+ 8.8%
Days on Market Until Sale	17	<b>7</b>	- 58.8%	27	<b>13</b>	- 51.9%
Median Sales Price*	\$435,000	<b>\$515,000</b>	+ 18.4%	\$439,000	<b>\$500,000</b>	+ 13.9%
Average Sales Price*	\$501,248	<b>\$654,529</b>	+ 30.6%	\$507,888	<b>\$620,653</b>	+ 22.2%
Percent of List Price Received*	100.2%	<b>106.4%</b>	+ 6.2%	99.8%	<b>104.2%</b>	+ 4.4%

\* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	522	<b>151</b>	- 71.1%	--	--	--
Under Contract	191	<b>442</b>	+ 131.4%	1,124	<b>1,497</b>	+ 33.2%
New Listings	279	<b>454</b>	+ 62.7%	1,382	<b>1,484</b>	+ 7.4%
Sold Listings	257	<b>344</b>	+ 33.9%	1,129	<b>1,335</b>	+ 18.2%
Days on Market Until Sale	18	<b>14</b>	- 22.2%	30	<b>21</b>	- 30.0%
Median Sales Price*	\$275,000	<b>\$312,750</b>	+ 13.7%	\$270,000	<b>\$299,900</b>	+ 11.1%
Average Sales Price*	\$294,179	<b>\$338,939</b>	+ 15.2%	\$292,644	<b>\$317,670</b>	+ 8.6%
Percent of List Price Received*	99.7%	<b>103.1%</b>	+ 3.4%	99.4%	<b>101.6%</b>	+ 2.2%

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



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

