

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

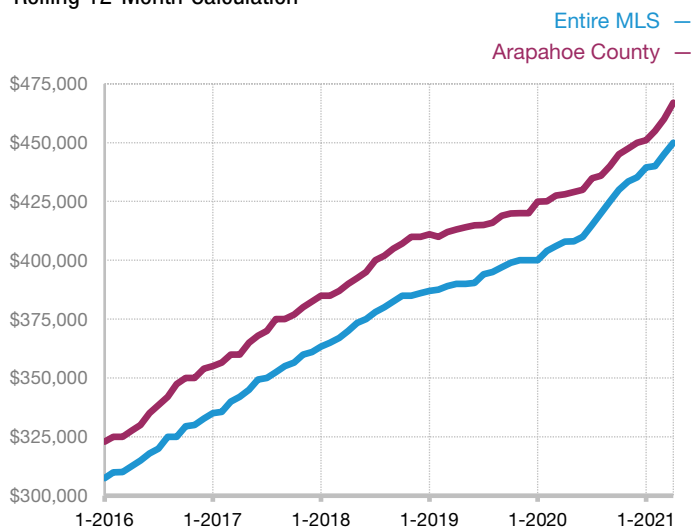
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	950	289	- 69.6%	--	--	--
Under Contract	415	807	+ 94.5%	2,239	2,683	+ 19.8%
New Listings	576	908	+ 57.6%	2,679	2,803	+ 4.6%
Sold Listings	537	793	+ 47.7%	2,179	2,371	+ 8.8%
Days on Market Until Sale	17	7	- 58.8%	27	13	- 51.9%
Median Sales Price*	\$435,000	\$515,000	+ 18.4%	\$439,000	\$500,000	+ 13.9%
Average Sales Price*	\$501,248	\$654,529	+ 30.6%	\$507,888	\$620,653	+ 22.2%
Percent of List Price Received*	100.2%	106.4%	+ 6.2%	99.8%	104.2%	+ 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		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	522	151	- 71.1%	--	--	--
Under Contract	191	442	+ 131.4%	1,124	1,497	+ 33.2%
New Listings	279	454	+ 62.7%	1,382	1,484	+ 7.4%
Sold Listings	257	344	+ 33.9%	1,129	1,335	+ 18.2%
Days on Market Until Sale	18	14	- 22.2%	30	21	- 30.0%
Median Sales Price*	\$275,000	\$312,750	+ 13.7%	\$270,000	\$299,900	+ 11.1%
Average Sales Price*	\$294,179	\$338,939	+ 15.2%	\$292,644	\$317,670	+ 8.6%
Percent of List Price Received*	99.7%	103.1%	+ 3.4%	99.4%	101.6%	+ 2.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

