

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

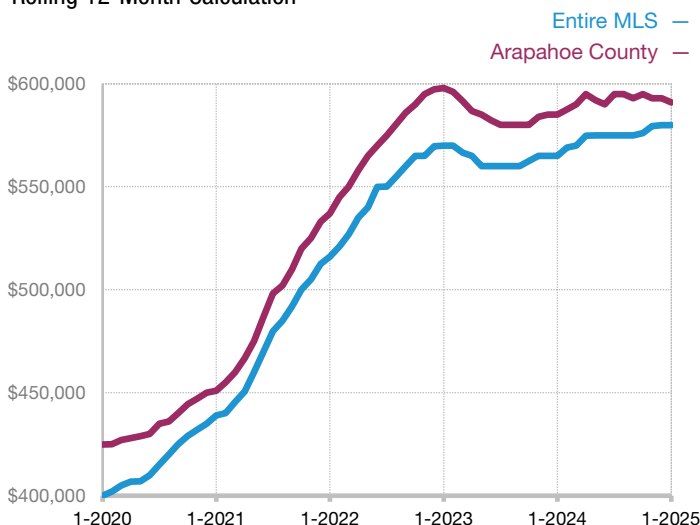
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 796 | 952 | + 19.6% | -- | -- | -- |
| Under Contract | 432 | 407 | - 5.8% | 432 | 407 | - 5.8% |
| New Listings | 439 | 575 | + 31.0% | 439 | 575 | + 31.0% |
| Sold Listings | 269 | 304 | + 13.0% | 269 | 304 | + 13.0% |
| Days on Market Until Sale | 43 | 54 | + 25.6% | 43 | 54 | + 25.6% |
| Median Sales Price* | \$585,000 | \$574,987 | - 1.7% | \$585,000 | \$574,987 | - 1.7% |
| Average Sales Price* | \$679,796 | \$670,761 | - 1.3% | \$679,796 | \$670,761 | - 1.3% |
| Percent of List Price Received* | 98.7% | 98.9% | + 0.2% | 98.7% | 98.9% | + 0.2% |

* 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 441 | 661 | + 49.9% | -- | -- | -- |
| Under Contract | 208 | 218 | + 4.8% | 208 | 218 | + 4.8% |
| New Listings | 264 | 347 | + 31.4% | 264 | 347 | + 31.4% |
| Sold Listings | 155 | 142 | - 8.4% | 155 | 142 | - 8.4% |
| Days on Market Until Sale | 39 | 71 | + 82.1% | 39 | 71 | + 82.1% |
| Median Sales Price* | \$373,000 | \$339,750 | - 8.9% | \$373,000 | \$339,750 | - 8.9% |
| Average Sales Price* | \$383,370 | \$351,425 | - 8.3% | \$383,370 | \$351,425 | - 8.3% |
| Percent of List Price Received* | 98.9% | 98.3% | - 0.6% | 98.9% | 98.3% | - 0.6% |

* 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

