

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

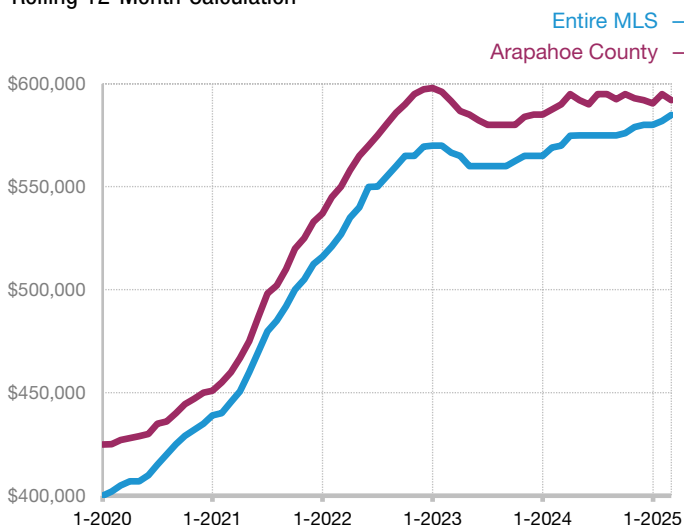
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	853	1,057	+ 23.9%	--	--	--
Under Contract	571	686	+ 20.1%	1,470	1,511	+ 2.8%
New Listings	668	777	+ 16.3%	1,640	1,914	+ 16.7%
Sold Listings	539	475	- 11.9%	1,221	1,147	- 6.1%
Days on Market Until Sale	37	44	+ 18.9%	40	50	+ 25.0%
Median Sales Price*	\$603,400	\$585,000	- 3.0%	\$587,000	\$586,700	- 0.1%
Average Sales Price*	\$739,703	\$735,730	- 0.5%	\$725,299	\$709,839	- 2.1%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.6%	99.3%	- 0.3%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	509	845	+ 66.0%	--	--	--
Under Contract	265	272	+ 2.6%	696	705	+ 1.3%
New Listings	344	452	+ 31.4%	898	1,150	+ 28.1%
Sold Listings	246	245	- 0.4%	608	570	- 6.3%
Days on Market Until Sale	41	56	+ 36.6%	40	63	+ 57.5%
Median Sales Price*	\$369,500	\$346,250	- 6.3%	\$370,000	\$349,950	- 5.4%
Average Sales Price*	\$394,691	\$356,751	- 9.6%	\$391,362	\$359,599	- 8.1%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.3%	98.5%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

