

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

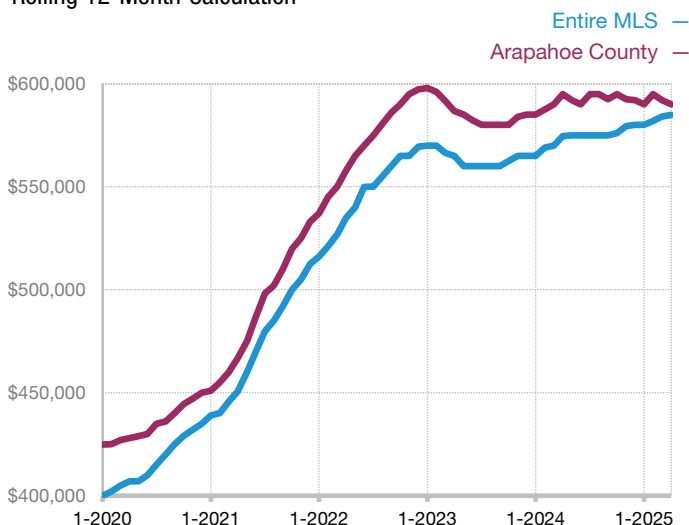
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	973	1,284	+ 32.0%	--	--	--
Under Contract	572	609	+ 6.5%	2,042	2,083	+ 2.0%
New Listings	767	894	+ 16.6%	2,407	2,808	+ 16.7%
Sold Listings	541	597	+ 10.4%	1,762	1,745	- 1.0%
Days on Market Until Sale	25	31	+ 24.0%	36	43	+ 19.4%
Median Sales Price*	\$620,000	\$590,000	- 4.8%	\$595,000	\$586,850	- 1.4%
Average Sales Price*	\$808,944	\$756,684	- 6.5%	\$750,981	\$725,671	- 3.4%
Percent of List Price Received*	100.1%	99.5%	- 0.6%	99.8%	99.4%	- 0.4%

\* 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	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	602	946	+ 57.1%	--	--	--
Under Contract	270	271	+ 0.4%	966	957	- 0.9%
New Listings	399	441	+ 10.5%	1,297	1,592	+ 22.7%
Sold Listings	236	237	+ 0.4%	844	808	- 4.3%
Days on Market Until Sale	27	43	+ 59.3%	37	57	+ 54.1%
Median Sales Price*	\$371,000	\$349,999	- 5.7%	\$370,000	\$349,950	- 5.4%
Average Sales Price*	\$383,769	\$370,611	- 3.4%	\$389,239	\$362,784	- 6.8%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.3%	98.6%	- 0.7%

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



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

