

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

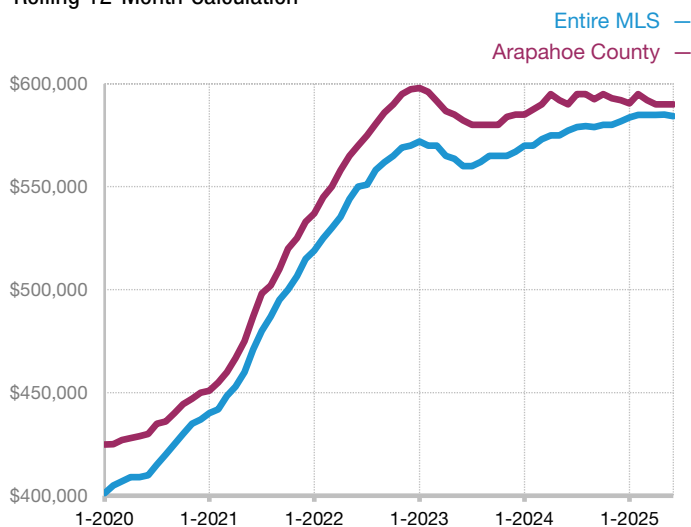
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1,378	1,534	+ 11.3%	--	--	--
Under Contract	532	610	+ 14.7%	3,113	3,243	+ 4.2%
New Listings	746	758	+ 1.6%	4,022	4,512	+ 12.2%
Sold Listings	524	583	+ 11.3%	2,891	2,903	+ 0.4%
Days on Market Until Sale	24	34	+ 41.7%	30	39	+ 30.0%
Median Sales Price*	\$595,000	\$595,000	0.0%	\$595,000	\$590,000	- 0.8%
Average Sales Price*	\$728,664	\$773,115	+ 6.1%	\$749,352	\$748,662	- 0.1%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	99.9%	99.4%	- 0.5%

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	809	1,021	+ 26.2%	--	--	--
Under Contract	221	229	+ 3.6%	1,436	1,404	- 2.2%
New Listings	356	342	- 3.9%	2,089	2,382	+ 14.0%
Sold Listings	243	216	- 11.1%	1,360	1,292	- 5.0%
Days on Market Until Sale	30	49	+ 63.3%	34	52	+ 52.9%
Median Sales Price*	\$385,000	\$350,000	- 9.1%	\$370,000	\$353,938	- 4.3%
Average Sales Price*	\$402,229	\$370,955	- 7.8%	\$390,455	\$368,901	- 5.5%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.2%	98.7%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

