

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

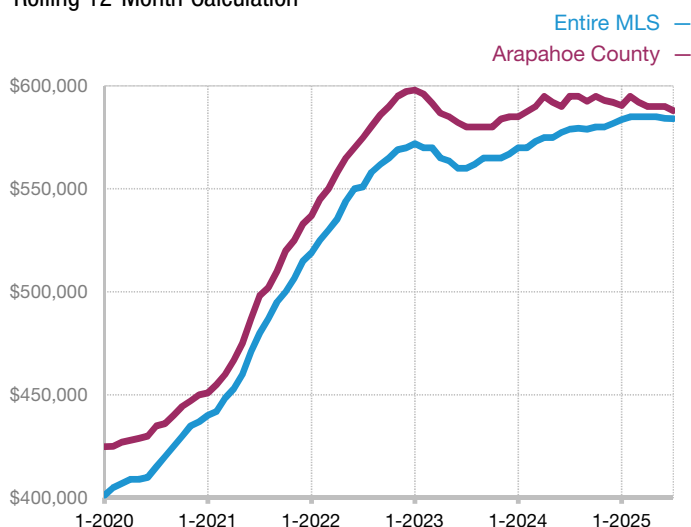
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1,404	1,577	+ 12.3%	--	--	--
Under Contract	503	523	+ 4.0%	3,615	3,716	+ 2.8%
New Listings	629	715	+ 13.7%	4,651	5,227	+ 12.4%
Sold Listings	527	558	+ 5.9%	3,418	3,464	+ 1.3%
Days on Market Until Sale	28	32	+ 14.3%	30	38	+ 26.7%
Median Sales Price*	\$621,360	\$597,500	- 3.8%	\$600,000	\$591,500	- 1.4%
Average Sales Price*	\$744,927	\$754,282	+ 1.3%	\$748,670	\$749,883	+ 0.2%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.8%	99.3%	- 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	848	1,080	+ 27.4%	--	--	--
Under Contract	233	219	- 6.0%	1,669	1,600	- 4.1%
New Listings	341	379	+ 11.1%	2,430	2,763	+ 13.7%
Sold Listings	237	219	- 7.6%	1,597	1,513	- 5.3%
Days on Market Until Sale	40	50	+ 25.0%	35	52	+ 48.6%
Median Sales Price*	\$373,000	\$347,000	- 7.0%	\$371,000	\$350,500	- 5.5%
Average Sales Price*	\$396,982	\$364,165	- 8.3%	\$391,424	\$368,143	- 5.9%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	99.2%	98.7%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

