

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

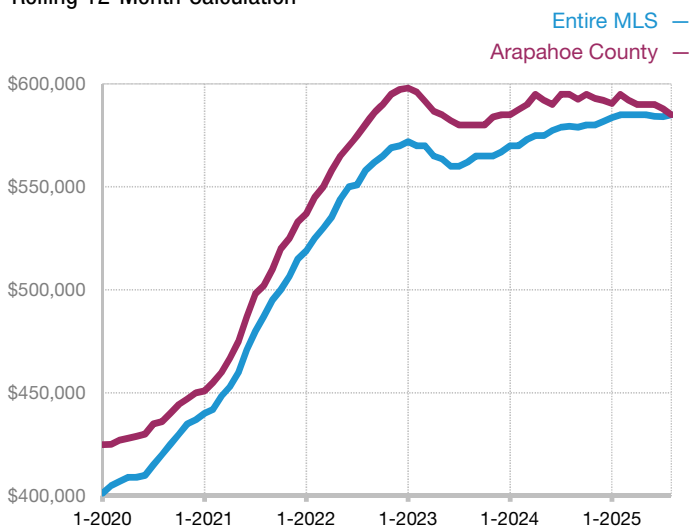
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,422	1,521	+ 7.0%	--	--	--
Under Contract	500	516	+ 3.2%	4,115	4,213	+ 2.4%
New Listings	637	654	+ 2.7%	5,288	5,875	+ 11.1%
Sold Listings	531	508	- 4.3%	3,949	3,976	+ 0.7%
Days on Market Until Sale	40	40	0.0%	31	38	+ 22.6%
Median Sales Price*	\$602,500	\$579,645	- 3.8%	\$600,000	\$590,000	- 1.7%
Average Sales Price*	\$775,186	\$721,728	- 6.9%	\$752,235	\$746,170	- 0.8%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.7%	99.3%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	911	995	+ 9.2%	--	--	--
Under Contract	208	246	+ 18.3%	1,877	1,834	- 2.3%
New Listings	348	307	- 11.8%	2,778	3,074	+ 10.7%
Sold Listings	241	207	- 14.1%	1,838	1,723	- 6.3%
Days on Market Until Sale	41	58	+ 41.5%	36	53	+ 47.2%
Median Sales Price*	\$360,000	\$330,000	- 8.3%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$376,749	\$353,487	- 6.2%	\$389,500	\$366,300	- 6.0%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.1%	98.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

