

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

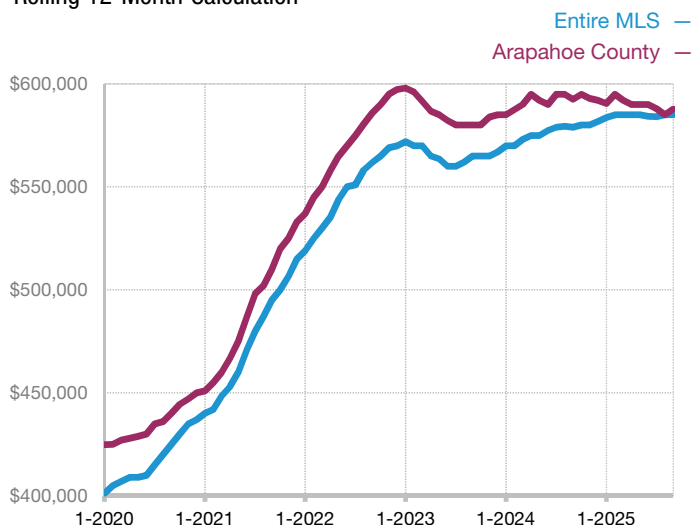
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	1,503	1,488	- 1.0%	--	--	--
Under Contract	452	535	+ 18.4%	4,567	4,711	+ 3.2%
New Listings	632	656	+ 3.8%	5,920	6,536	+ 10.4%
Sold Listings	441	465	+ 5.4%	4,390	4,444	+ 1.2%
Days on Market Until Sale	34	45	+ 32.4%	32	39	+ 21.9%
Median Sales Price*	\$565,000	\$588,000	+ 4.1%	\$597,750	\$590,000	- 1.3%
Average Sales Price*	\$681,977	\$726,037	+ 6.5%	\$745,178	\$743,574	- 0.2%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.6%	99.2%	- 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	991	987	- 0.4%	--	--	--
Under Contract	187	210	+ 12.3%	2,064	2,022	- 2.0%
New Listings	357	325	- 9.0%	3,135	3,400	+ 8.5%
Sold Listings	201	201	0.0%	2,039	1,927	- 5.5%
Days on Market Until Sale	39	66	+ 69.2%	36	54	+ 50.0%
Median Sales Price*	\$366,500	\$335,000	- 8.6%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$388,008	\$355,587	- 8.4%	\$389,353	\$364,916	- 6.3%
Percent of List Price Received*	99.1%	97.9%	- 1.2%	99.1%	98.5%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

