

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

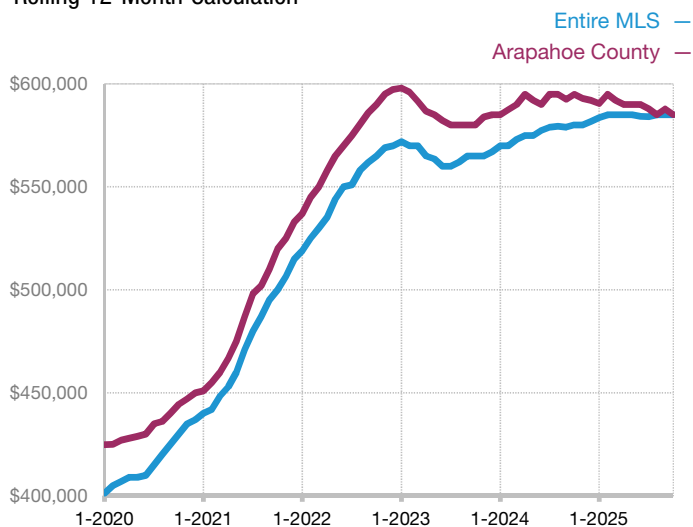
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,497	1,461	- 2.4%	--	--	--
Under Contract	438	463	+ 5.7%	5,005	5,139	+ 2.7%
New Listings	579	589	+ 1.7%	6,499	7,123	+ 9.6%
Sold Listings	470	497	+ 5.7%	4,860	4,951	+ 1.9%
Days on Market Until Sale	41	44	+ 7.3%	33	40	+ 21.2%
Median Sales Price*	\$599,450	\$575,000	- 4.1%	\$598,700	\$587,750	- 1.8%
Average Sales Price*	\$777,225	\$744,669	- 4.2%	\$748,277	\$743,233	- 0.7%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.6%	99.1%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,030	965	- 6.3%	--	--	--
Under Contract	182	212	+ 16.5%	2,246	2,215	- 1.4%
New Listings	322	319	- 0.9%	3,457	3,718	+ 7.5%
Sold Listings	193	208	+ 7.8%	2,232	2,145	- 3.9%
Days on Market Until Sale	45	56	+ 24.4%	37	54	+ 45.9%
Median Sales Price*	\$347,000	\$337,500	- 2.7%	\$368,500	\$349,900	- 5.0%
Average Sales Price*	\$369,195	\$369,652	+ 0.1%	\$387,610	\$365,386	- 5.7%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.1%	98.5%	- 0.6%

* 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

