

# Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

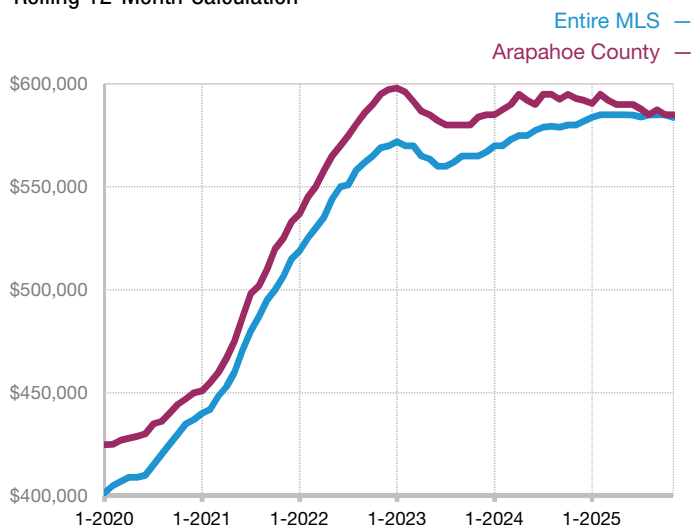
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	1,298	1,163	- 10.4%	--	--	--
Under Contract	411	451	+ 9.7%	5,416	5,557	+ 2.6%
New Listings	343	345	+ 0.6%	6,842	7,466	+ 9.1%
Sold Listings	412	402	- 2.4%	5,272	5,357	+ 1.6%
Days on Market Until Sale	39	51	+ 30.8%	33	40	+ 21.2%
Median Sales Price*	\$569,725	\$575,000	+ 0.9%	\$595,000	\$585,000	- 1.7%
Average Sales Price*	\$692,305	\$782,206	+ 13.0%	\$743,903	\$746,113	+ 0.3%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.5%	99.1%	- 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	939	851	- 9.4%	--	--	--
Under Contract	181	169	- 6.6%	2,427	2,373	- 2.2%
New Listings	205	187	- 8.8%	3,662	3,905	+ 6.6%
Sold Listings	165	169	+ 2.4%	2,397	2,314	- 3.5%
Days on Market Until Sale	53	65	+ 22.6%	38	55	+ 44.7%
Median Sales Price*	\$350,000	\$339,000	- 3.1%	\$367,000	\$349,000	- 4.9%
Average Sales Price*	\$363,583	\$364,663	+ 0.3%	\$385,956	\$365,333	- 5.3%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	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

