

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

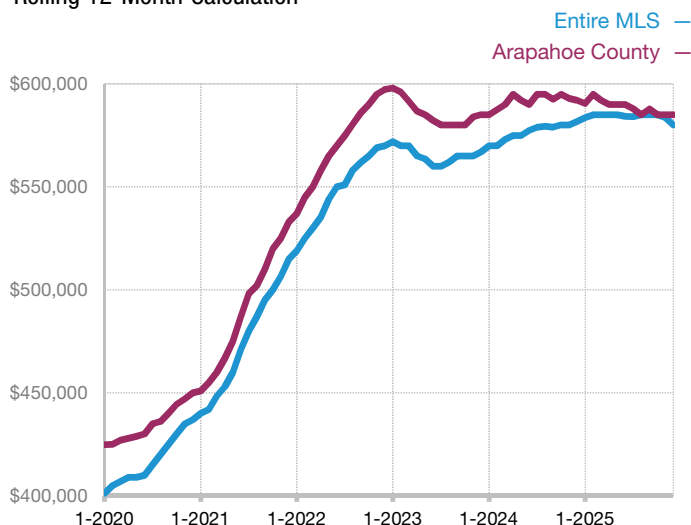
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	996	767	- 23.0%	--	--	--
Under Contract	309	348	+ 12.6%	5,725	5,856	+ 2.3%
New Listings	236	217	- 8.1%	7,078	7,685	+ 8.6%
Sold Listings	443	421	- 5.0%	5,715	5,778	+ 1.1%
Days on Market Until Sale	56	59	+ 5.4%	35	42	+ 20.0%
Median Sales Price*	\$575,000	\$565,000	- 1.7%	\$592,000	\$585,000	- 1.2%
Average Sales Price*	\$676,155	\$685,356	+ 1.4%	\$738,651	\$741,518	+ 0.4%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.4%	99.0%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	738	633	- 14.2%	--	--	--
Under Contract	139	134	- 3.6%	2,565	2,491	- 2.9%
New Listings	134	134	0.0%	3,796	4,040	+ 6.4%
Sold Listings	194	153	- 21.1%	2,590	2,471	- 4.6%
Days on Market Until Sale	56	69	+ 23.2%	39	56	+ 43.6%
Median Sales Price*	\$355,000	\$330,000	- 7.0%	\$365,000	\$346,250	- 5.1%
Average Sales Price*	\$361,666	\$353,462	- 2.3%	\$384,166	\$364,583	- 5.1%
Percent of List Price Received*	98.4%	98.4%	0.0%	99.0%	98.5%	- 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

