

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

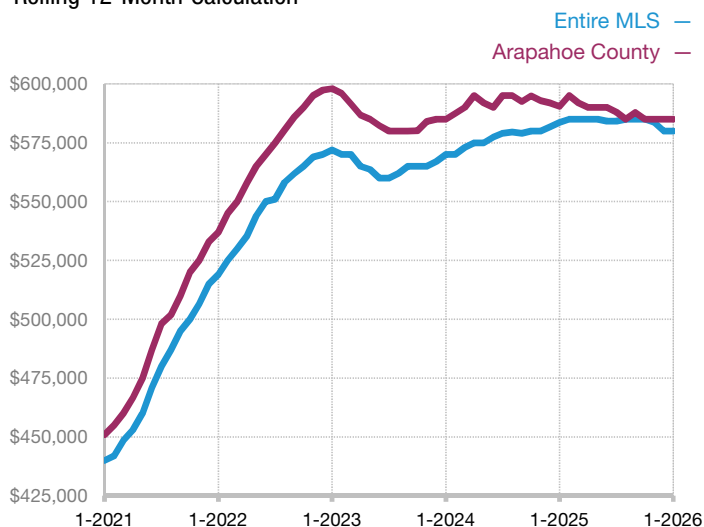
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,118	835	- 25.3%	--	--	--
Under Contract	372	442	+ 18.8%	372	442	+ 18.8%
New Listings	575	560	- 2.6%	575	560	- 2.6%
Sold Listings	304	298	- 2.0%	304	298	- 2.0%
Days on Market Until Sale	54	60	+ 11.1%	54	60	+ 11.1%
Median Sales Price*	\$574,987	\$565,000	- 1.7%	\$574,987	\$565,000	- 1.7%
Average Sales Price*	\$670,695	\$663,293	- 1.1%	\$670,695	\$663,293	- 1.1%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.9%	98.9%	0.0%

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	806	728	- 9.7%	--	--	--
Under Contract	199	184	- 7.5%	199	184	- 7.5%
New Listings	345	344	- 0.3%	345	344	- 0.3%
Sold Listings	145	126	- 13.1%	145	126	- 13.1%
Days on Market Until Sale	71	82	+ 15.5%	71	82	+ 15.5%
Median Sales Price*	\$344,500	\$350,000	+ 1.6%	\$344,500	\$350,000	+ 1.6%
Average Sales Price*	\$351,023	\$381,194	+ 8.6%	\$351,023	\$381,194	+ 8.6%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.3%	98.1%	- 0.2%

* 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

