

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Aurora

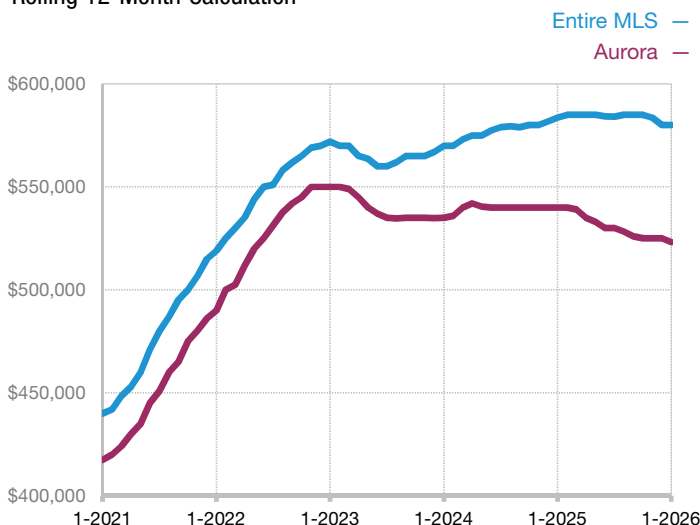
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	997	745	- 25.3%	--	--	--
Under Contract	296	329	+ 11.1%	296	329	+ 11.1%
New Listings	417	380	- 8.9%	417	380	- 8.9%
Sold Listings	229	226	- 1.3%	229	226	- 1.3%
Days on Market Until Sale	61	65	+ 6.6%	61	65	+ 6.6%
Median Sales Price*	\$525,000	\$490,000	- 6.7%	\$525,000	\$490,000	- 6.7%
Average Sales Price*	\$568,193	\$538,615	- 5.2%	\$568,193	\$538,615	- 5.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.3%	99.1%	- 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.

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	626	533	- 14.9%	--	--	--
Under Contract	140	126	- 10.0%	140	126	- 10.0%
New Listings	260	244	- 6.2%	260	244	- 6.2%
Sold Listings	100	78	- 22.0%	100	78	- 22.0%
Days on Market Until Sale	69	84	+ 21.7%	69	84	+ 21.7%
Median Sales Price*	\$334,750	\$293,500	- 12.3%	\$334,750	\$293,500	- 12.3%
Average Sales Price*	\$340,654	\$298,303	- 12.4%	\$340,654	\$298,303	- 12.4%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.5%	98.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

