

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

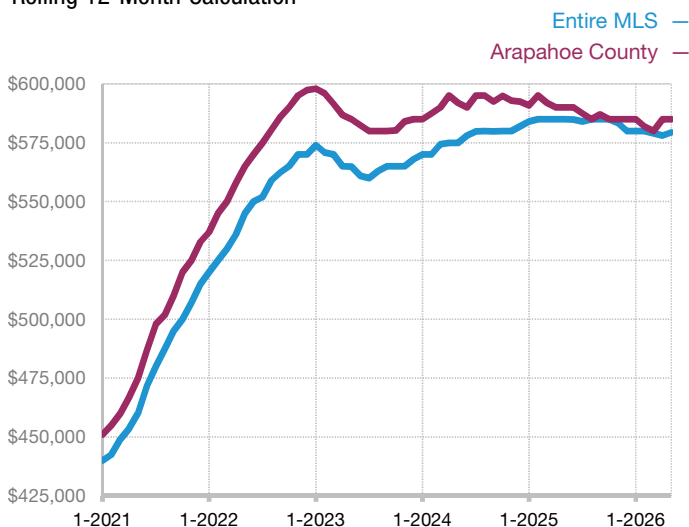
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,701	<b>1,225</b>	- 28.0%	--	--	--
Under Contract	591	<b>616</b>	+ 4.2%	2,617	<b>2,722</b>	+ 4.0%
New Listings	945	<b>834</b>	- 11.7%	3,754	<b>3,525</b>	- 6.1%
Sold Listings	566	<b>595</b>	+ 5.1%	2,318	<b>2,370</b>	+ 2.2%
Days on Market Until Sale	32	<b>31</b>	- 3.1%	41	<b>41</b>	0.0%
Median Sales Price*	\$596,000	<b>\$615,000</b>	+ 3.2%	\$589,125	<b>\$590,000</b>	+ 0.1%
Average Sales Price*	\$786,361	<b>\$798,405</b>	+ 1.5%	\$740,053	<b>\$736,788</b>	- 0.4%
Percent of List Price Received*	99.6%	<b>99.8%</b>	+ 0.2%	99.4%	<b>99.4%</b>	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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,175	<b>1,032</b>	- 12.2%	--	--	--
Under Contract	233	<b>219</b>	- 6.0%	1,170	<b>1,009</b>	- 13.8%
New Listings	449	<b>371</b>	- 17.4%	2,043	<b>1,842</b>	- 9.8%
Sold Listings	264	<b>185</b>	- 29.9%	1,079	<b>889</b>	- 17.6%
Days on Market Until Sale	40	<b>49</b>	+ 22.5%	53	<b>62</b>	+ 17.0%
Median Sales Price*	\$381,500	<b>\$330,000</b>	- 13.5%	\$355,000	<b>\$344,000</b>	- 3.1%
Average Sales Price*	\$387,132	<b>\$366,610</b>	- 5.3%	\$368,583	<b>\$364,855</b>	- 1.0%
Percent of List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	98.7%	<b>98.1%</b>	- 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

