

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

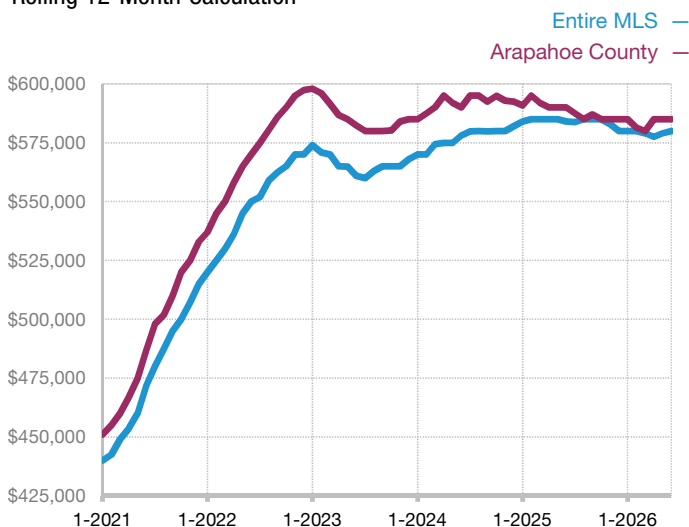
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	1,741	1,285	- 26.2%	--	--	--
Under Contract	563	575	+ 2.1%	3,179	3,242	+ 2.0%
New Listings	757	742	- 2.0%	4,509	4,267	- 5.4%
Sold Listings	586	590	+ 0.7%	2,904	2,960	+ 1.9%
Days on Market Until Sale	33	33	0.0%	39	40	+ 2.6%
Median Sales Price*	\$595,000	\$590,000	- 0.8%	\$590,000	\$590,000	0.0%
Average Sales Price*	\$771,472	\$752,524	- 2.5%	\$746,393	\$740,045	- 0.9%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.4%	99.4%	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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	1,198	1,026	- 14.4%	--	--	--
Under Contract	210	249	+ 18.6%	1,380	1,239	- 10.2%
New Listings	341	356	+ 4.4%	2,383	2,198	- 7.8%
Sold Listings	216	208	- 3.7%	1,295	1,104	- 14.7%
Days on Market Until Sale	49	57	+ 16.3%	53	61	+ 15.1%
Median Sales Price*	\$350,000	\$342,000	- 2.3%	\$354,000	\$343,000	- 3.1%
Average Sales Price*	\$370,955	\$368,153	- 0.8%	\$368,979	\$365,157	- 1.0%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.7%	98.2%	- 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

