

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

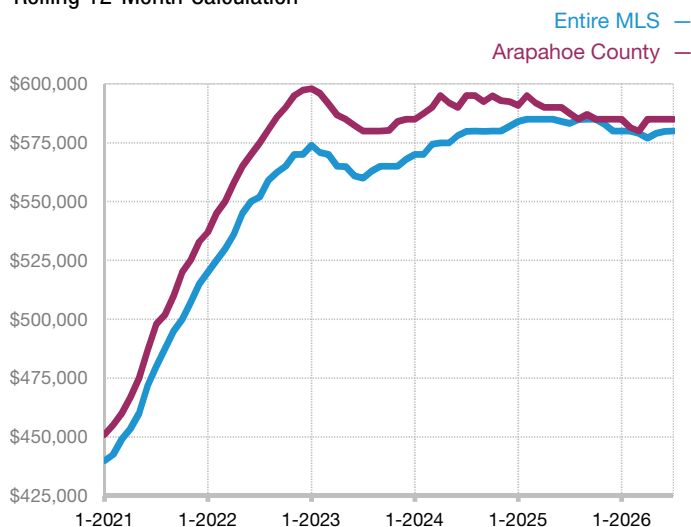
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,773	1,391	- 21.5%	--	--	--
Under Contract	497	501	+ 0.8%	3,676	3,690	+ 0.4%
New Listings	708	728	+ 2.8%	5,217	4,991	- 4.3%
Sold Listings	564	529	- 6.2%	3,468	3,497	+ 0.8%
Days on Market Until Sale	33	31	- 6.1%	38	38	0.0%
Median Sales Price*	\$591,000	\$605,000	+ 2.4%	\$590,000	\$595,000	+ 0.8%
Average Sales Price*	\$751,991	\$743,183	- 1.2%	\$747,304	\$740,769	- 0.9%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.3%	99.4%	+ 0.1%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,257	1,063	- 15.4%	--	--	--
Under Contract	203	202	- 0.5%	1,583	1,411	- 10.9%
New Listings	383	358	- 6.5%	2,765	2,556	- 7.6%
Sold Listings	223	219	- 1.8%	1,518	1,327	- 12.6%
Days on Market Until Sale	52	60	+ 15.4%	52	60	+ 15.4%
Median Sales Price*	\$344,000	\$340,000	- 1.2%	\$350,000	\$342,000	- 2.3%
Average Sales Price*	\$362,521	\$364,661	+ 0.6%	\$368,030	\$365,056	- 0.8%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.6%	98.3%	- 0.3%

* 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

