

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

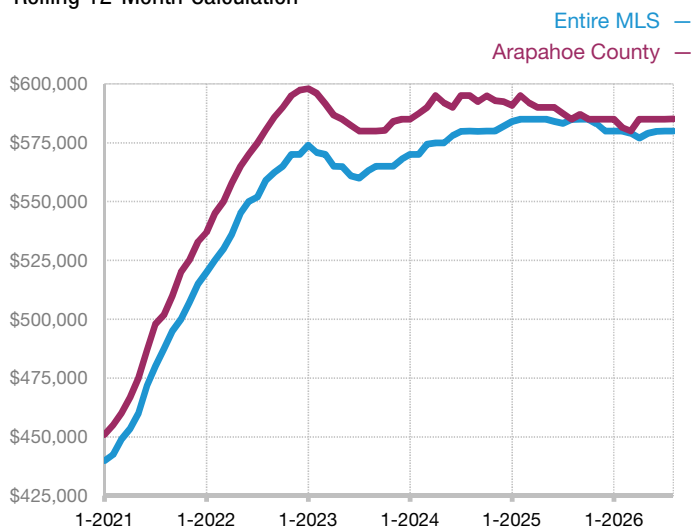
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,745	1,378	- 21.0%	--	--	--
Under Contract	479	488	+ 1.9%	4,155	4,138	- 0.4%
New Listings	649	645	- 0.6%	5,866	5,631	- 4.0%
Sold Listings	509	433	- 14.9%	3,977	3,937	- 1.0%
Days on Market Until Sale	40	38	- 5.0%	38	38	0.0%
Median Sales Price*	\$579,000	\$600,000	+ 3.6%	\$590,000	\$595,000	+ 0.8%
Average Sales Price*	\$717,998	\$804,082	+ 12.0%	\$743,553	\$747,589	+ 0.5%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.3%	99.3%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,189	1,055	- 11.3%	--	--	--
Under Contract	223	202	- 9.4%	1,806	1,595	- 11.7%
New Listings	307	351	+ 14.3%	3,072	2,908	- 5.3%
Sold Listings	210	174	- 17.1%	1,728	1,504	- 13.0%
Days on Market Until Sale	58	64	+ 10.3%	53	61	+ 15.1%
Median Sales Price*	\$330,000	\$346,250	+ 4.9%	\$350,000	\$342,000	- 2.3%
Average Sales Price*	\$351,223	\$358,850	+ 2.2%	\$365,988	\$364,334	- 0.5%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.6%	98.3%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

