

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

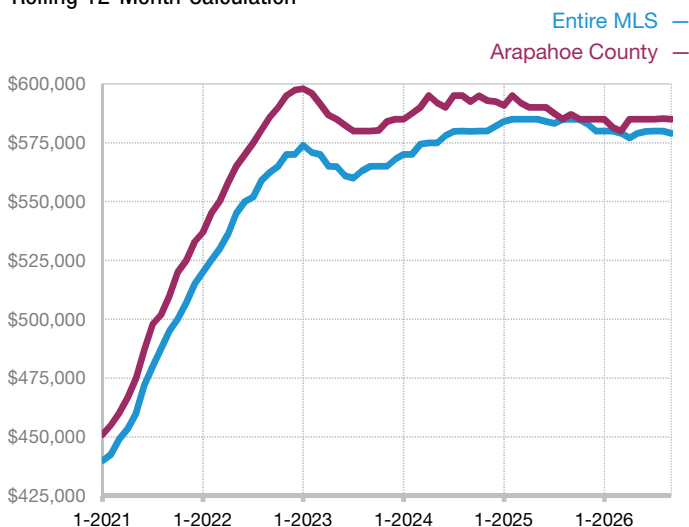
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	1,704	1,466	- 14.0%	--	--	--
Under Contract	498	385	- 22.7%	4,653	4,474	- 3.8%
New Listings	655	624	- 4.7%	6,521	6,248	- 4.2%
Sold Listings	474	421	- 11.2%	4,451	4,364	- 2.0%
Days on Market Until Sale	46	41	- 10.9%	39	39	0.0%
Median Sales Price*	\$586,250	\$555,000	- 5.3%	\$589,900	\$592,250	+ 0.4%
Average Sales Price*	\$722,575	\$721,984	- 0.1%	\$741,319	\$744,793	+ 0.5%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.2%	99.3%	+ 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	1,176	1,073	- 8.8%	--	--	--
Under Contract	192	158	- 17.7%	1,998	1,730	- 13.4%
New Listings	322	303	- 5.9%	3,394	3,208	- 5.5%
Sold Listings	211	169	- 19.9%	1,939	1,678	- 13.5%
Days on Market Until Sale	67	54	- 19.4%	55	60	+ 9.1%
Median Sales Price*	\$335,000	\$334,695	- 0.1%	\$350,000	\$341,000	- 2.6%
Average Sales Price*	\$356,137	\$356,066	- 0.0%	\$364,916	\$363,513	- 0.4%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	98.5%	98.2%	- 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

