

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Arapahoe County

Contact the Aurora Association of REALTORS®, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

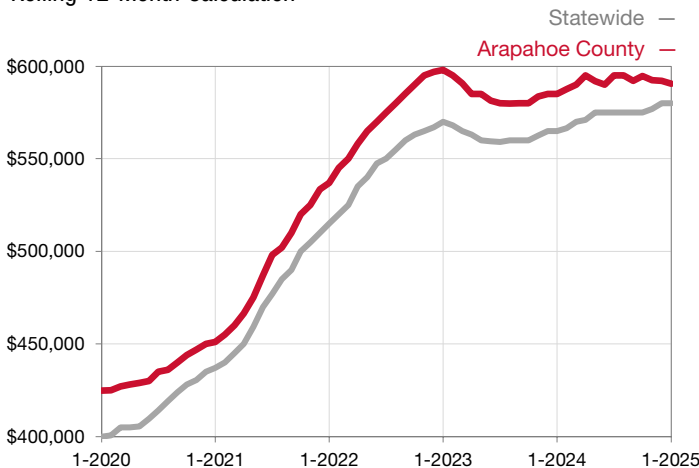
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	439	576	+ 31.2%	439	576	+ 31.2%
Sold Listings	271	304	+ 12.2%	271	304	+ 12.2%
Median Sales Price*	\$585,000	\$574,987	- 1.7%	\$585,000	\$574,987	- 1.7%
Average Sales Price*	\$680,163	\$670,761	- 1.4%	\$680,163	\$670,761	- 1.4%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	43	54	+ 25.6%	43	54	+ 25.6%
Inventory of Homes for Sale	796	954	+ 19.8%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	264	348	+ 31.8%	264	348	+ 31.8%
Sold Listings	155	142	- 8.4%	155	142	- 8.4%
Median Sales Price*	\$373,000	\$339,750	- 8.9%	\$373,000	\$339,750	- 8.9%
Average Sales Price*	\$383,370	\$351,425	- 8.3%	\$383,370	\$351,425	- 8.3%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	98.9%	98.3%	- 0.6%
Days on Market Until Sale	39	71	+ 82.1%	39	71	+ 82.1%
Inventory of Homes for Sale	443	664	+ 49.9%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--

* 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

