

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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.

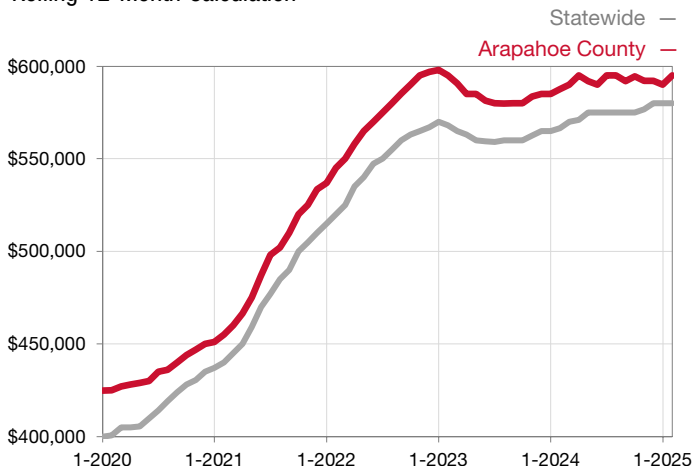
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	534	566	+ 6.0%	973	1,142	+ 17.4%
Sold Listings	413	367	- 11.1%	684	671	- 1.9%
Median Sales Price*	\$569,900	\$595,000	+ 4.4%	\$575,000	\$586,700	+ 2.0%
Average Sales Price*	\$736,139	\$706,145	- 4.1%	\$713,961	\$690,114	- 3.3%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	43	53	+ 23.3%	43	54	+ 25.6%
Inventory of Homes for Sale	814	1,005	+ 23.5%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	291	355	+ 22.0%	555	701	+ 26.3%
Sold Listings	207	180	- 13.0%	362	324	- 10.5%
Median Sales Price*	\$369,900	\$359,500	- 2.8%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$393,389	\$369,167	- 6.2%	\$389,099	\$361,106	- 7.2%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	39	65	+ 66.7%	39	68	+ 74.4%
Inventory of Homes for Sale	478	711	+ 48.7%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--

* 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

