

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

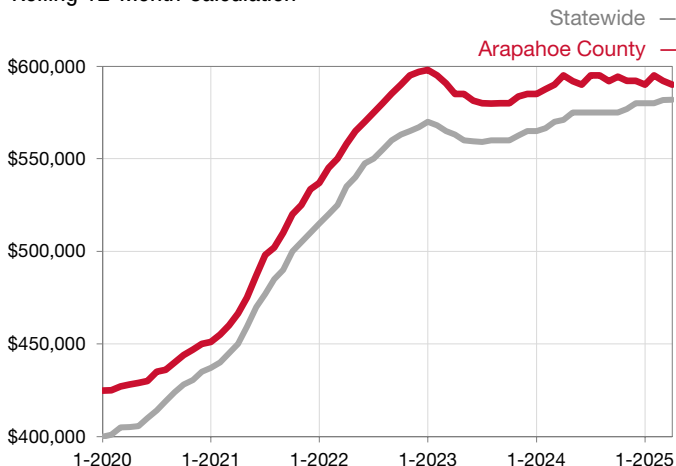
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	768	894	+ 16.4%	2,410	2,811	+ 16.6%
Sold Listings	541	597	+ 10.4%	1,764	1,746	- 1.0%
Median Sales Price*	\$620,000	\$590,000	- 4.8%	\$595,000	\$586,925	- 1.4%
Average Sales Price*	\$808,944	\$756,684	- 6.5%	\$750,957	\$725,688	- 3.4%
Percent of List Price Received*	100.1%	99.5%	- 0.6%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	25	31	+ 24.0%	36	43	+ 19.4%
Inventory of Homes for Sale	974	1,286	+ 32.0%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	400	441	+ 10.3%	1,299	1,596	+ 22.9%
Sold Listings	237	237	0.0%	845	809	- 4.3%
Median Sales Price*	\$372,000	\$349,999	- 5.9%	\$370,000	\$349,900	- 5.4%
Average Sales Price*	\$384,998	\$370,611	- 3.7%	\$389,577	\$362,725	- 6.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	27	43	+ 59.3%	36	57	+ 58.3%
Inventory of Homes for Sale	604	950	+ 57.3%	--	--	--
Months Supply of Inventory	2.5	4.5	+ 80.0%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

