

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

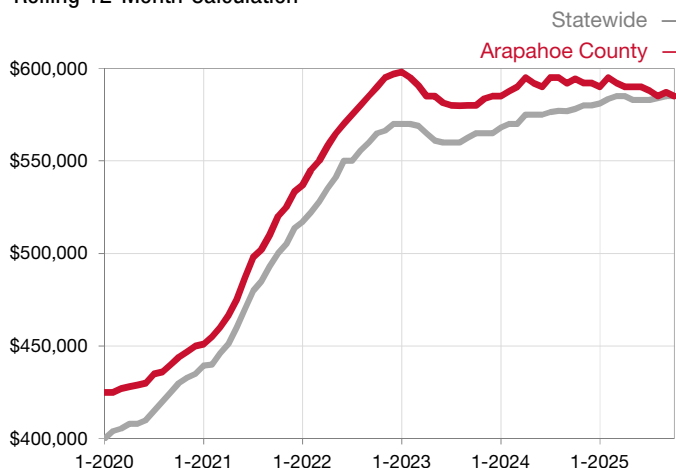
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	581	590	+ 1.5%	6,512	7,141	+ 9.7%
Sold Listings	471	497	+ 5.5%	4,868	4,960	+ 1.9%
Median Sales Price*	\$599,000	\$575,000	- 4.0%	\$598,250	\$587,625	- 1.8%
Average Sales Price*	\$776,730	\$744,669	- 4.1%	\$748,065	\$742,943	- 0.7%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.6%	99.1%	- 0.5%
Days on Market Until Sale	41	44	+ 7.3%	33	40	+ 21.2%
Inventory of Homes for Sale	1,501	1,465	- 2.4%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	323	319	- 1.2%	3,464	3,731	+ 7.7%
Sold Listings	193	209	+ 8.3%	2,236	2,150	- 3.8%
Median Sales Price*	\$347,000	\$337,500	- 2.7%	\$368,750	\$349,000	- 5.4%
Average Sales Price*	\$369,195	\$369,050	- 0.0%	\$387,757	\$365,230	- 5.8%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.1%	98.5%	- 0.6%
Days on Market Until Sale	45	57	+ 26.7%	37	54	+ 45.9%
Inventory of Homes for Sale	1,032	968	- 6.2%	--	--	--
Months Supply of Inventory	4.7	4.6	- 2.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

