

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	236	218	- 7.6%	7,091	7,704	+ 8.6%
Sold Listings	443	421	- 5.0%	5,723	5,790	+ 1.2%
Median Sales Price*	\$575,000	\$565,000	- 1.7%	\$592,000	\$585,000	- 1.2%
Average Sales Price*	\$676,155	\$685,356	+ 1.4%	\$738,484	\$741,217	+ 0.4%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	56	59	+ 5.4%	35	42	+ 20.0%
Inventory of Homes for Sale	998	769	- 22.9%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

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

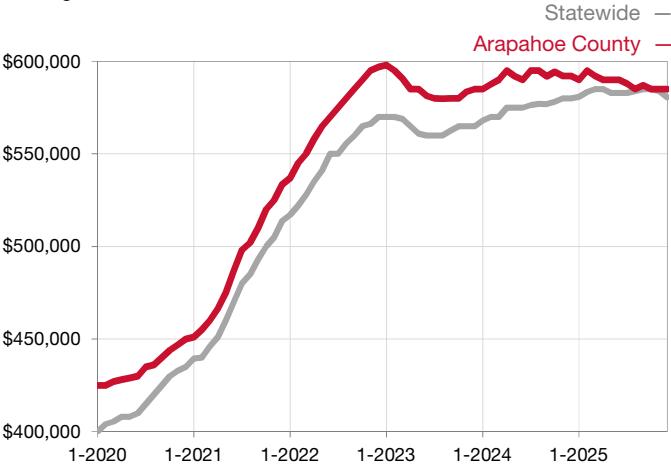
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	134	134	0.0%	3,805	4,053	+ 6.5%
Sold Listings	195	153	- 21.5%	2,596	2,477	- 4.6%
Median Sales Price*	\$355,000	\$330,000	- 7.0%	\$365,000	\$346,000	- 5.2%
Average Sales Price*	\$360,811	\$353,462	- 2.0%	\$384,247	\$364,494	- 5.1%
Percent of List Price Received*	98.4%	98.4%	0.0%	99.0%	98.5%	- 0.5%
Days on Market Until Sale	56	69	+ 23.2%	39	56	+ 43.6%
Inventory of Homes for Sale	742	634	- 14.6%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

* 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

