

## Local Market Update for January 2026

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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	576	563	- 2.3%	576	563	- 2.3%
Sold Listings	304	298	- 2.0%	304	298	- 2.0%
Median Sales Price*	\$574,987	<b>\$565,000</b>	- 1.7%	\$574,987	<b>\$565,000</b>	- 1.7%
Average Sales Price*	\$670,695	<b>\$663,293</b>	- 1.1%	\$670,695	<b>\$663,293</b>	- 1.1%
Percent of List Price Received*	98.9%	<b>98.9%</b>	0.0%	98.9%	<b>98.9%</b>	0.0%
Days on Market Until Sale	54	60	+ 11.1%	54	60	+ 11.1%
Inventory of Homes for Sale	1,120	<b>838</b>	- 25.2%	--	--	--
Months Supply of Inventory	2.3	<b>1.7</b>	- 26.1%	--	--	--

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

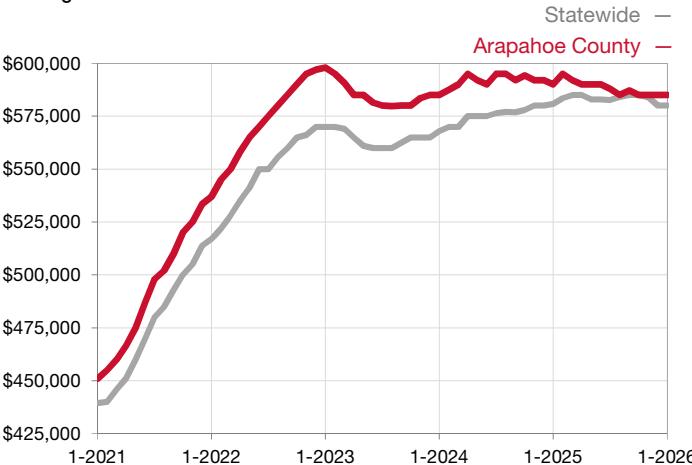
### Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	346	348	+ 0.6%	346	<b>348</b>	+ 0.6%
Sold Listings	145	126	- 13.1%	145	<b>126</b>	- 13.1%
Median Sales Price*	\$344,500	<b>\$350,000</b>	+ 1.6%	\$344,500	<b>\$350,000</b>	+ 1.6%
Average Sales Price*	\$351,023	<b>\$381,194</b>	+ 8.6%	\$351,023	<b>\$381,194</b>	+ 8.6%
Percent of List Price Received*	98.3%	<b>98.1%</b>	- 0.2%	98.3%	<b>98.1%</b>	- 0.2%
Days on Market Until Sale	71	82	+ 15.5%	71	<b>82</b>	+ 15.5%
Inventory of Homes for Sale	809	<b>733</b>	- 9.4%	--	--	--
Months Supply of Inventory	3.8	<b>3.6</b>	- 5.3%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

