

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

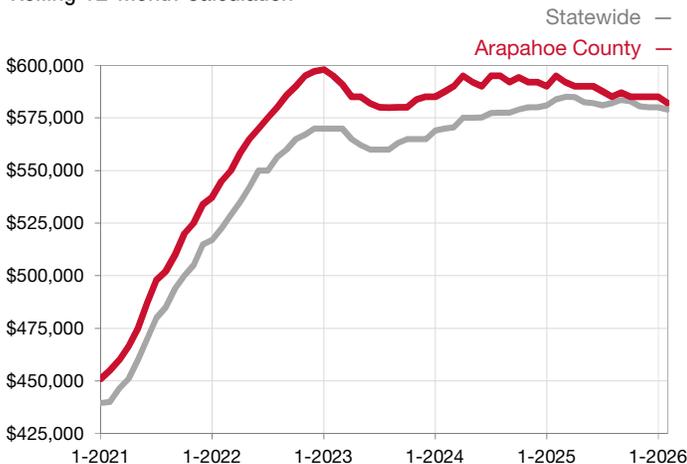
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	562	<b>588</b>	+ 4.6%	1,138	<b>1,149</b>	+ 1.0%
Sold Listings	368	<b>394</b>	+ 7.1%	672	<b>694</b>	+ 3.3%
Median Sales Price*	\$599,950	<b>\$570,000</b>	- 5.0%	\$588,875	<b>\$565,000</b>	- 4.1%
Average Sales Price*	\$708,717	<b>\$699,722</b>	- 1.3%	\$691,516	<b>\$683,504</b>	- 1.2%
Percent of List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	99.0%	<b>99.0%</b>	0.0%
Days on Market Until Sale	54	<b>56</b>	+ 3.7%	54	<b>58</b>	+ 7.4%
Inventory of Homes for Sale	1,163	<b>881</b>	- 24.2%	--	--	--
Months Supply of Inventory	2.4	<b>1.8</b>	- 25.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	356	<b>347</b>	- 2.5%	702	<b>688</b>	- 2.0%
Sold Listings	180	<b>137</b>	- 23.9%	325	<b>265</b>	- 18.5%
Median Sales Price*	\$359,500	<b>\$305,000</b>	- 15.2%	\$350,000	<b>\$325,000</b>	- 7.1%
Average Sales Price*	\$370,383	<b>\$327,452</b>	- 11.6%	\$361,745	<b>\$352,168</b>	- 2.6%
Percent of List Price Received*	98.8%	<b>96.9%</b>	- 1.9%	98.6%	<b>97.5%</b>	- 1.1%
Days on Market Until Sale	67	<b>60</b>	- 10.4%	69	<b>70</b>	+ 1.4%
Inventory of Homes for Sale	857	<b>823</b>	- 4.0%	--	--	--
Months Supply of Inventory	4.0	<b>4.1</b>	+ 2.5%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

