

Local Market Update for March 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.

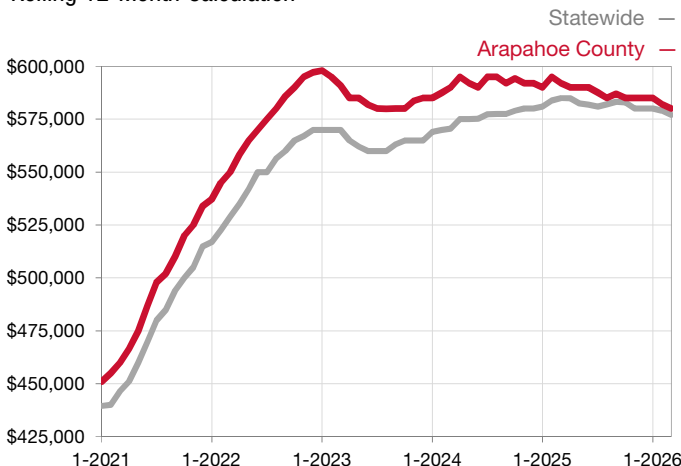
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	778	713	- 8.4%	1,916	1,864	- 2.7%
Sold Listings	477	531	+ 11.3%	1,149	1,227	+ 6.8%
Median Sales Price*	\$585,000	\$580,000	- 0.9%	\$586,000	\$575,000	- 1.9%
Average Sales Price*	\$735,046	\$719,630	- 2.1%	\$709,587	\$698,921	- 1.5%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	45	41	- 8.9%	50	51	+ 2.0%
Inventory of Homes for Sale	1,213	949	- 21.8%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	454	385	- 15.2%	1,156	1,073	- 7.2%
Sold Listings	246	199	- 19.1%	572	468	- 18.2%
Median Sales Price*	\$346,125	\$345,000	- 0.3%	\$349,900	\$333,000	- 4.8%
Average Sales Price*	\$356,758	\$363,100	+ 1.8%	\$359,548	\$356,528	- 0.8%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	56	69	+ 23.2%	63	70	+ 11.1%
Inventory of Homes for Sale	969	869	- 10.3%	--	--	--
Months Supply of Inventory	4.5	4.4	- 2.2%	--	--	--

* 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

