

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

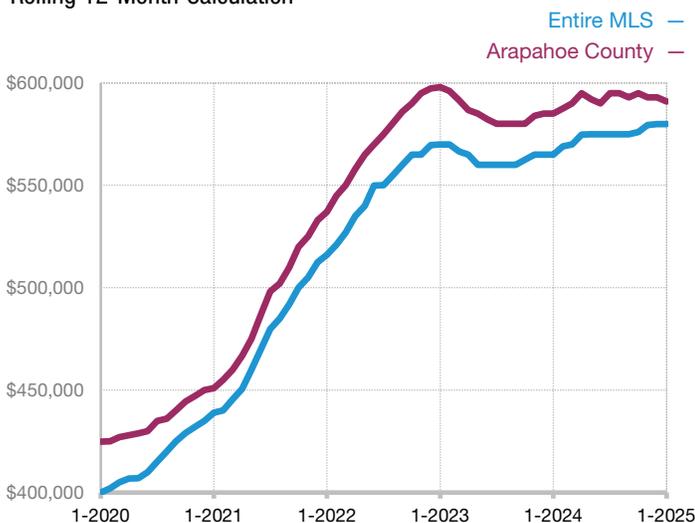
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	796	952	+ 19.6%	--	--	--
Under Contract	432	407	- 5.8%	432	407	- 5.8%
New Listings	439	575	+ 31.0%	439	575	+ 31.0%
Sold Listings	269	304	+ 13.0%	269	304	+ 13.0%
Days on Market Until Sale	43	54	+ 25.6%	43	54	+ 25.6%
Median Sales Price*	\$585,000	\$574,987	- 1.7%	\$585,000	\$574,987	- 1.7%
Average Sales Price*	\$679,796	\$670,761	- 1.3%	\$679,796	\$670,761	- 1.3%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.7%	98.9%	+ 0.2%

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	441	661	+ 49.9%	--	--	--
Under Contract	208	218	+ 4.8%	208	218	+ 4.8%
New Listings	264	347	+ 31.4%	264	347	+ 31.4%
Sold Listings	155	142	- 8.4%	155	142	- 8.4%
Days on Market Until Sale	39	71	+ 82.1%	39	71	+ 82.1%
Median Sales Price*	\$373,000	\$339,750	- 8.9%	\$373,000	\$339,750	- 8.9%
Average Sales Price*	\$383,370	\$351,425	- 8.3%	\$383,370	\$351,425	- 8.3%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	98.9%	98.3%	- 0.6%

* 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

