

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

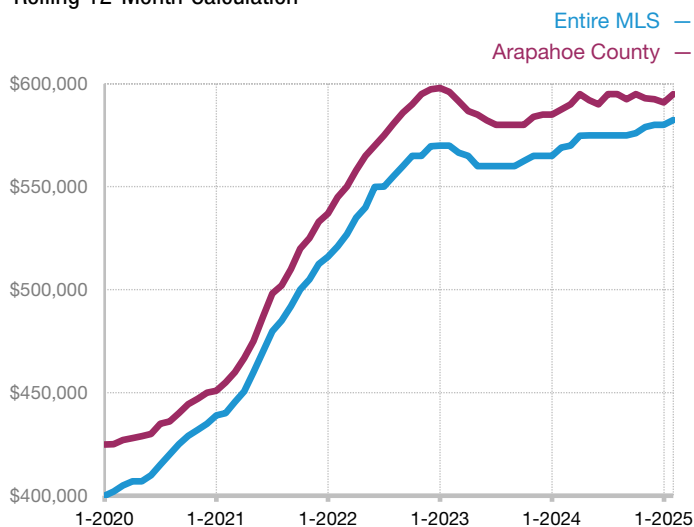
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	813	1,000	+ 23.0%	--	--	--
Under Contract	467	479	+ 2.6%	899	858	- 4.6%
New Listings	533	564	+ 5.8%	972	1,138	+ 17.1%
Sold Listings	413	367	- 11.1%	682	671	- 1.6%
Days on Market Until Sale	43	53	+ 23.3%	43	54	+ 25.6%
Median Sales Price*	\$569,900	\$595,000	+ 4.4%	\$575,000	\$586,700	+ 2.0%
Average Sales Price*	\$736,139	\$706,145	- 4.1%	\$713,916	\$690,114	- 3.3%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.2%	99.1%	- 0.1%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	476	707	+ 48.5%	--	--	--
Under Contract	223	257	+ 15.2%	431	457	+ 6.0%
New Listings	290	353	+ 21.7%	554	698	+ 26.0%
Sold Listings	207	180	- 13.0%	362	324	- 10.5%
Days on Market Until Sale	39	65	+ 66.7%	39	68	+ 74.4%
Median Sales Price*	\$369,900	\$359,500	- 2.8%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$393,389	\$369,167	- 6.2%	\$389,099	\$361,106	- 7.2%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	98.6%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

