

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



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.

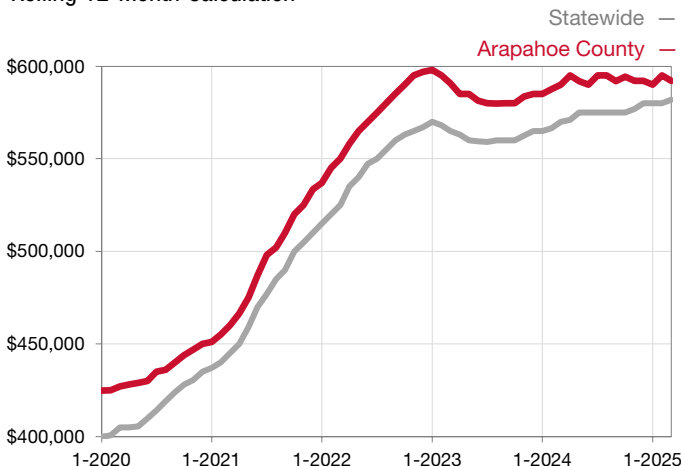
Single Family	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Key Metrics						
New Listings	669	777	+ 16.1%	1,642	1,917	+ 16.7%
Sold Listings	539	476	- 11.7%	1,223	1,148	- 6.1%
Median Sales Price*	\$603,400	\$585,000	- 3.0%	\$587,000	\$586,850	- 0.0%
Average Sales Price*	\$739,703	\$735,770	- 0.5%	\$725,306	\$709,879	- 2.1%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	37	45	+ 21.6%	40	50	+ 25.0%
Inventory of Homes for Sale	855	1,060	+ 24.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Key Metrics						
New Listings	344	453	+ 31.7%	899	1,154	+ 28.4%
Sold Listings	246	246	0.0%	608	571	- 6.1%
Median Sales Price*	\$369,500	\$346,125	- 6.3%	\$370,000	\$349,900	- 5.4%
Average Sales Price*	\$394,691	\$356,581	- 9.7%	\$391,362	\$359,520	- 8.1%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	41	56	+ 36.6%	40	63	+ 57.5%
Inventory of Homes for Sale	510	848	+ 66.3%	--	--	--
Months Supply of Inventory	2.1	4.0	+ 90.5%	--	--	--

* 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

