

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

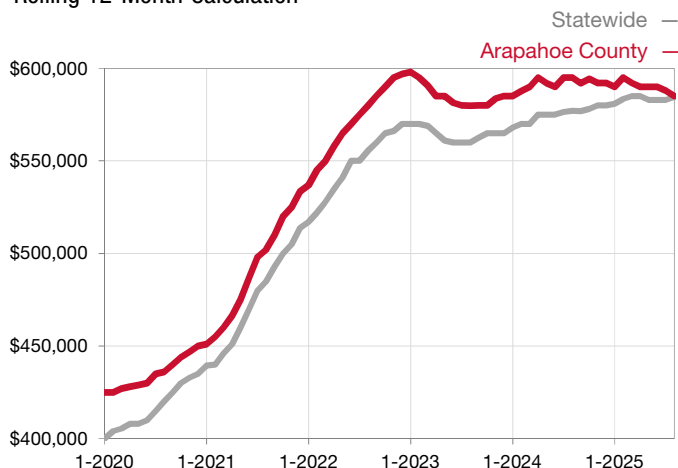
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	640	655	+ 2.3%	5,299	5,890	+ 11.2%
Sold Listings	533	508	- 4.7%	3,956	3,983	+ 0.7%
Median Sales Price*	\$602,500	\$579,645	- 3.8%	\$600,000	\$590,000	- 1.7%
Average Sales Price*	\$774,373	\$721,728	- 6.8%	\$752,019	\$746,014	- 0.8%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.7%	99.3%	- 0.4%
Days on Market Until Sale	40	40	0.0%	31	38	+ 22.6%
Inventory of Homes for Sale	1,427	1,525	+ 6.9%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

\* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	348	308	- 11.5%	2,783	3,087	+ 10.9%
Sold Listings	241	207	- 14.1%	1,842	1,726	- 6.3%
Median Sales Price*	\$360,000	\$330,000	- 8.3%	\$370,000	\$350,000	- 5.4%
Average Sales Price*	\$376,749	\$353,487	- 6.2%	\$389,675	\$366,254	- 6.0%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	41	58	+ 41.5%	36	53	+ 47.2%
Inventory of Homes for Sale	913	1,001	+ 9.6%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 17.1%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

