

# Local Market Update for May 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.

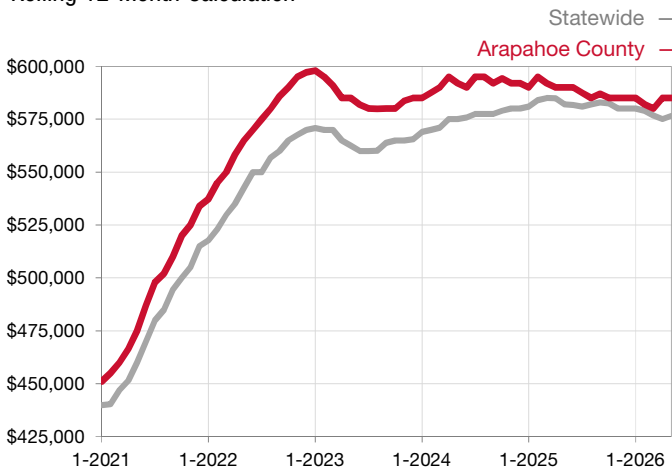
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	948	836	- 11.8%	3,761	3,532	- 6.1%
Sold Listings	568	595	+ 4.8%	2,321	2,374	+ 2.3%
Median Sales Price*	\$598,000	\$615,000	+ 2.8%	\$589,900	\$590,000	+ 0.0%
Average Sales Price*	\$786,295	\$798,405	+ 1.5%	\$740,084	\$736,949	- 0.4%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.4%	99.4%	0.0%
Days on Market Until Sale	31	31	0.0%	41	41	0.0%
Inventory of Homes for Sale	1,703	1,228	- 27.9%	--	--	--
Months Supply of Inventory	3.6	2.5	- 30.6%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	450	373	- 17.1%	2,048	1,851	- 9.6%
Sold Listings	265	185	- 30.2%	1,081	889	- 17.8%
Median Sales Price*	\$380,000	\$330,000	- 13.2%	\$355,000	\$344,000	- 3.1%
Average Sales Price*	\$386,294	\$366,610	- 5.1%	\$368,345	\$364,855	- 0.9%
Percent of List Price Received*	99.2%	98.2%	- 1.0%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	40	49	+ 22.5%	53	62	+ 17.0%
Inventory of Homes for Sale	1,177	1,038	- 11.8%	--	--	--
Months Supply of Inventory	5.5	5.4	- 1.8%	--	--	--

\* 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

