

Local Market Update for April 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.

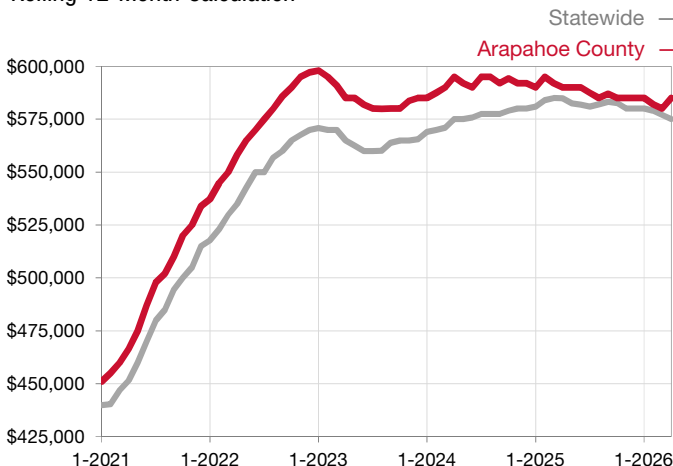
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	897	832	- 7.2%	2,813	2,695	- 4.2%
Sold Listings	604	544	- 9.9%	1,753	1,776	+ 1.3%
Median Sales Price*	\$588,375	\$605,000	+ 2.8%	\$586,700	\$585,000	- 0.3%
Average Sales Price*	\$754,640	\$758,761	+ 0.5%	\$725,110	\$716,972	- 1.1%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	32	32	0.0%	44	45	+ 2.3%
Inventory of Homes for Sale	1,451	1,067	- 26.5%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	444	405	- 8.8%	1,600	1,477	- 7.7%
Sold Listings	244	230	- 5.7%	816	702	- 14.0%
Median Sales Price*	\$349,500	\$355,000	+ 1.6%	\$349,900	\$345,000	- 1.4%
Average Sales Price*	\$369,475	\$381,161	+ 3.2%	\$362,517	\$364,532	+ 0.6%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	98.6%	98.1%	- 0.5%
Days on Market Until Sale	44	55	+ 25.0%	58	65	+ 12.1%
Inventory of Homes for Sale	1,069	982	- 8.1%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

* 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

