

Arapahoe County, CO

County · CO · Colorado

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

9,212

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



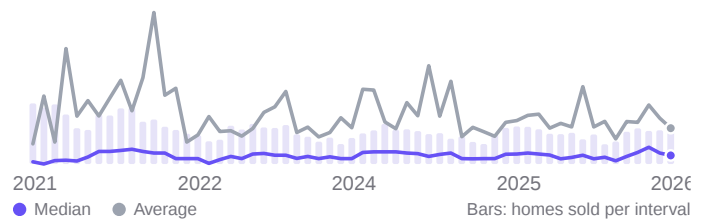
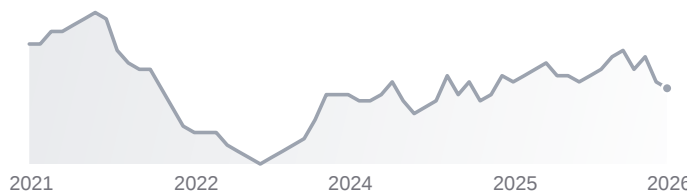
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$514K · Average \$635K

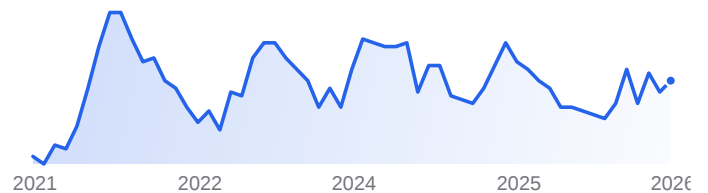
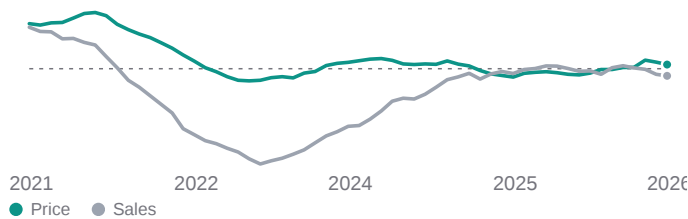


Growth (year over year)

Price +1.5% · Sales -2.5%

Price per square foot

\$278/ft²

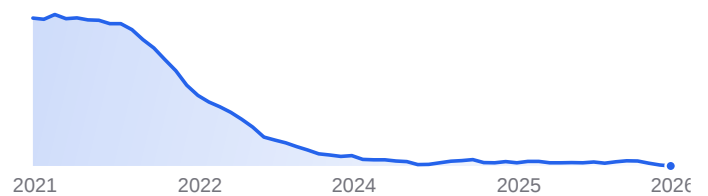
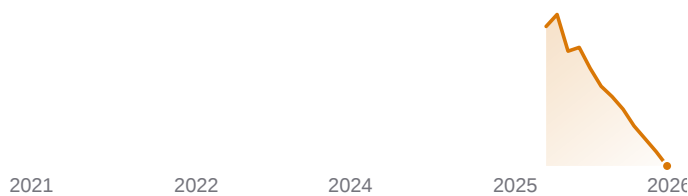


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

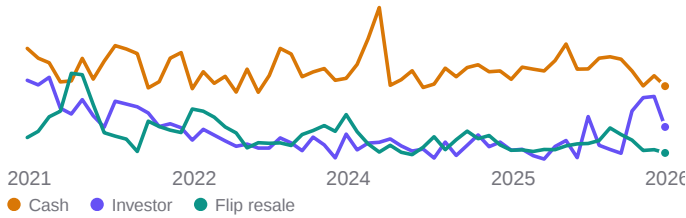
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 9.6% · Flip resale 5.4%



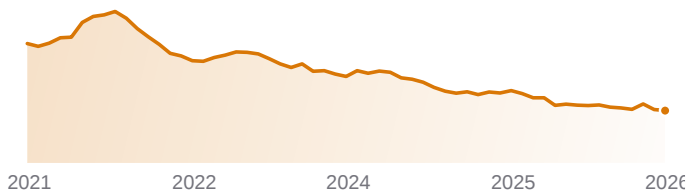
Sellers who sold at a gain

85%

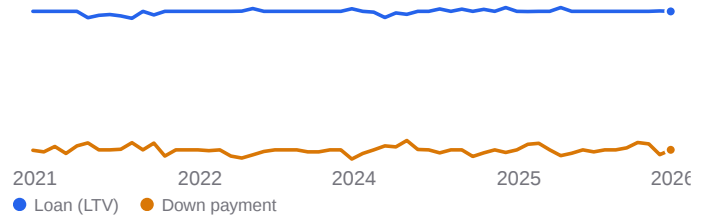


Median annualized return at resale

+3.8%

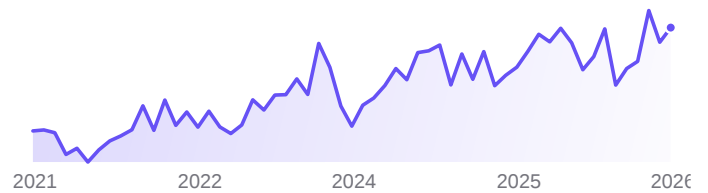


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 51 · Auction stage 51



HOUSING STOCK

Homes	200,218
Median value (AVM)	\$510K
Median size	1,916 ft²
Median bedrooms	3
Median year built	1982
Single family	72%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	15%
Median loan-to-value	56%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	666,465
Density	835 / mi²
Median household income	\$91K
Average household income	\$126K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	50°F
Annual precip	18 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.