

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

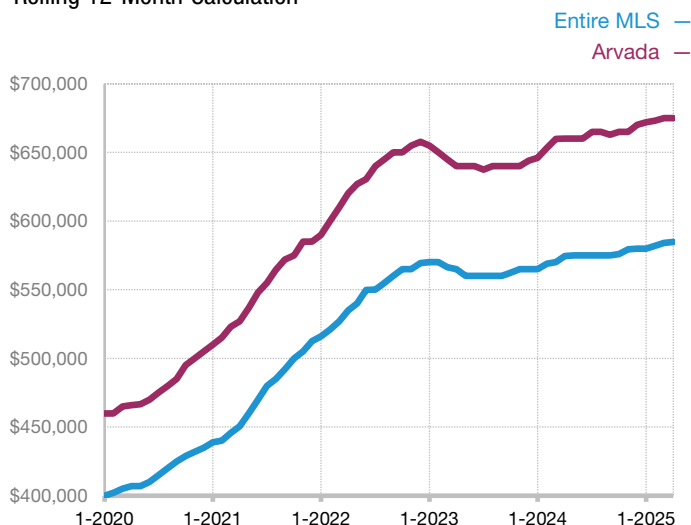
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	179	300	+ 67.6%	--	--	--
Under Contract	153	145	- 5.2%	550	543	- 1.3%
New Listings	194	234	+ 20.6%	620	740	+ 19.4%
Sold Listings	156	152	- 2.6%	474	484	+ 2.1%
Days on Market Until Sale	22	25	+ 13.6%	31	33	+ 6.5%
Median Sales Price*	\$682,000	\$675,000	- 1.0%	\$675,000	\$693,357	+ 2.7%
Average Sales Price*	\$750,638	\$744,843	- 0.8%	\$733,642	\$745,732	+ 1.6%
Percent of List Price Received*	100.4%	99.7%	- 0.7%	100.3%	100.1%	- 0.2%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	88	142	+ 61.4%	--	--	--
Under Contract	38	42	+ 10.5%	142	151	+ 6.3%
New Listings	52	67	+ 28.8%	187	264	+ 41.2%
Sold Listings	41	30	- 26.8%	119	133	+ 11.8%
Days on Market Until Sale	25	33	+ 32.0%	56	48	- 14.3%
Median Sales Price*	\$429,900	\$437,500	+ 1.8%	\$442,500	\$440,000	- 0.6%
Average Sales Price*	\$444,788	\$431,813	- 2.9%	\$470,481	\$437,009	- 7.1%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.0%	99.0%	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

