

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

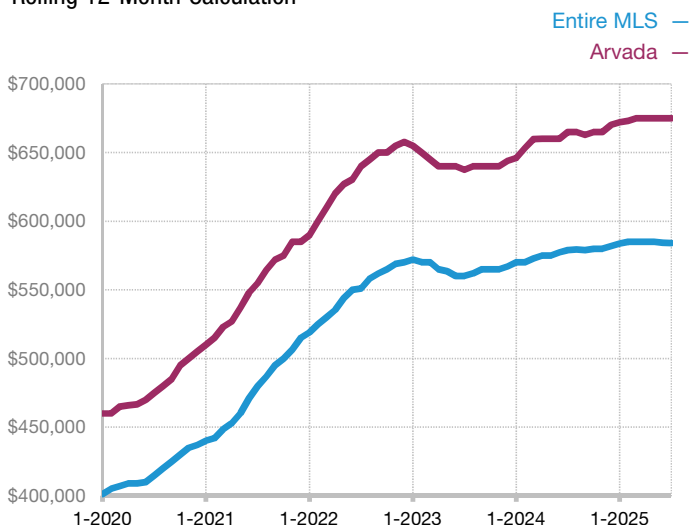
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	325	404	+ 24.3%	--	--	--
Under Contract	141	135	- 4.3%	1,011	944	- 6.6%
New Listings	172	218	+ 26.7%	1,284	1,394	+ 8.6%
Sold Listings	160	121	- 24.4%	930	887	- 4.6%
Days on Market Until Sale	25	29	+ 16.0%	25	30	+ 20.0%
Median Sales Price*	\$690,475	\$645,000	- 6.6%	\$675,000	\$689,999	+ 2.2%
Average Sales Price*	\$736,668	\$727,640	- 1.2%	\$737,907	\$740,802	+ 0.4%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	100.2%	99.9%	- 0.3%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	131	149	+ 13.7%	--	--	--
Under Contract	46	38	- 17.4%	264	276	+ 4.5%
New Listings	55	57	+ 3.6%	372	458	+ 23.1%
Sold Listings	41	42	+ 2.4%	239	251	+ 5.0%
Days on Market Until Sale	42	54	+ 28.6%	49	49	0.0%
Median Sales Price*	\$410,000	\$412,125	+ 0.5%	\$430,000	\$438,900	+ 2.1%
Average Sales Price*	\$430,396	\$417,029	- 3.1%	\$454,485	\$436,323	- 4.0%
Percent of List Price Received*	99.4%	98.3%	- 1.1%	99.3%	98.9%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

