

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

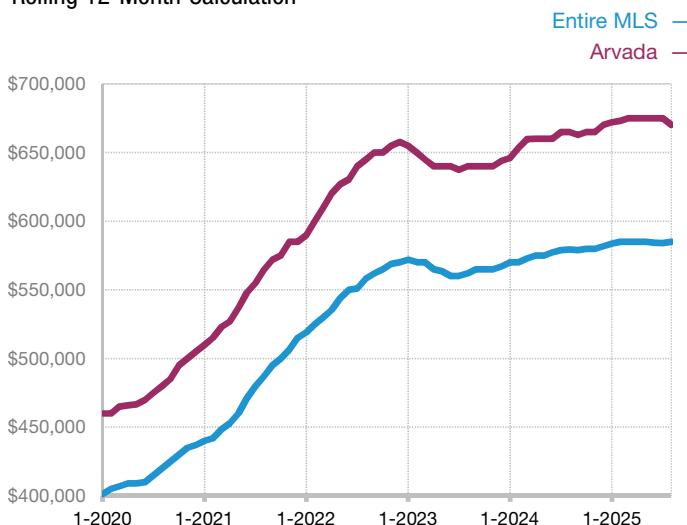
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	335	404	+ 20.6%	--	--	--
Under Contract	142	120	- 15.5%	1,153	1,052	- 8.8%
New Listings	183	164	- 10.4%	1,467	1,557	+ 6.1%
Sold Listings	144	129	- 10.4%	1,074	1,017	- 5.3%
Days on Market Until Sale	25	39	+ 56.0%	25	31	+ 24.0%
Median Sales Price*	\$682,500	\$649,900	- 4.8%	\$675,000	\$685,000	+ 1.5%
Average Sales Price*	\$721,762	\$745,027	+ 3.2%	\$735,742	\$741,067	+ 0.7%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	100.1%	99.7%	- 0.4%

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	126	149	+ 18.3%	--	--	--
Under Contract	40	36	- 10.0%	304	311	+ 2.3%
New Listings	45	57	+ 26.7%	417	515	+ 23.5%
Sold Listings	48	40	- 16.7%	287	292	+ 1.7%
Days on Market Until Sale	43	54	+ 25.6%	48	49	+ 2.1%
Median Sales Price*	\$466,538	\$449,950	- 3.6%	\$437,500	\$439,425	+ 0.4%
Average Sales Price*	\$457,588	\$445,207	- 2.7%	\$455,004	\$437,823	- 3.8%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	99.2%	98.8%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

