

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

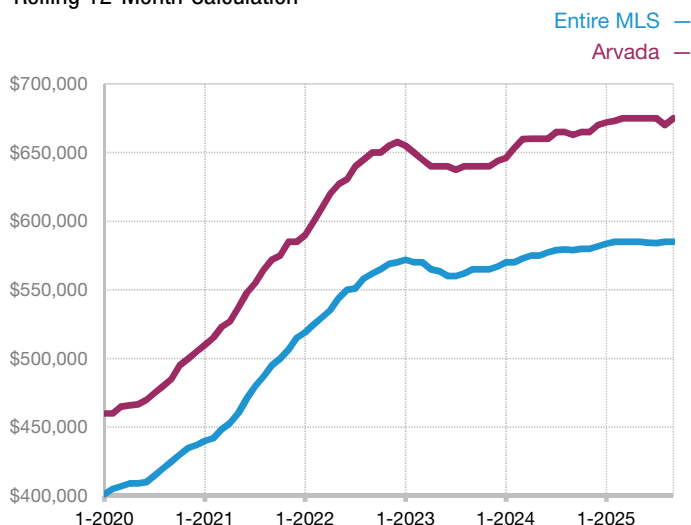
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	345	384	+ 11.3%	--	--	--
Under Contract	140	152	+ 8.6%	1,293	1,197	- 7.4%
New Listings	185	179	- 3.2%	1,652	1,734	+ 5.0%
Sold Listings	137	104	- 24.1%	1,211	1,121	- 7.4%
Days on Market Until Sale	33	39	+ 18.2%	26	32	+ 23.1%
Median Sales Price*	\$630,000	\$655,000	+ 4.0%	\$673,950	\$680,000	+ 0.9%
Average Sales Price*	\$692,360	\$702,410	+ 1.5%	\$730,834	\$737,481	+ 0.9%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	100.0%	99.7%	- 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	131	144	+ 9.9%	--	--	--
Under Contract	27	39	+ 44.4%	331	348	+ 5.1%
New Listings	49	51	+ 4.1%	466	566	+ 21.5%
Sold Listings	39	36	- 7.7%	326	330	+ 1.2%
Days on Market Until Sale	42	62	+ 47.6%	48	51	+ 6.3%
Median Sales Price*	\$456,000	\$384,995	- 15.6%	\$440,000	\$435,000	- 1.1%
Average Sales Price*	\$446,945	\$399,721	- 10.6%	\$454,040	\$434,495	- 4.3%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	99.1%	98.8%	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

