

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

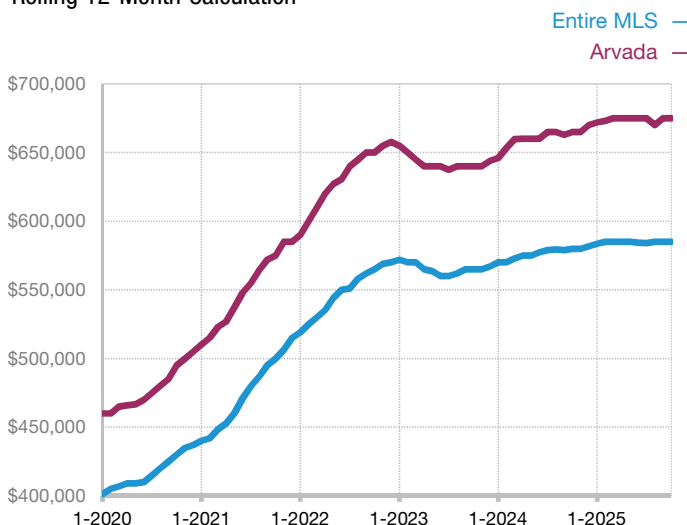
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	316	361	+ 14.2%	--	--	--
Under Contract	134	142	+ 6.0%	1,427	1,324	- 7.2%
New Listings	144	154	+ 6.9%	1,796	1,885	+ 5.0%
Sold Listings	139	149	+ 7.2%	1,350	1,273	- 5.7%
Days on Market Until Sale	37	37	0.0%	27	33	+ 22.2%
Median Sales Price*	\$660,000	\$665,000	+ 0.8%	\$671,875	\$680,000	+ 1.2%
Average Sales Price*	\$757,793	\$715,242	- 5.6%	\$733,610	\$734,648	+ 0.1%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	99.9%	99.6%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	129	162	+ 25.6%	--	--	--
Under Contract	42	33	- 21.4%	373	379	+ 1.6%
New Listings	54	66	+ 22.2%	520	631	+ 21.3%
Sold Listings	32	37	+ 15.6%	358	368	+ 2.8%
Days on Market Until Sale	60	58	- 3.3%	49	52	+ 6.1%
Median Sales Price*	\$424,200	\$389,000	- 8.3%	\$437,750	\$425,000	- 2.9%
Average Sales Price*	\$416,306	\$394,594	- 5.2%	\$450,667	\$430,389	- 4.5%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	99.0%	98.6%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

