

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

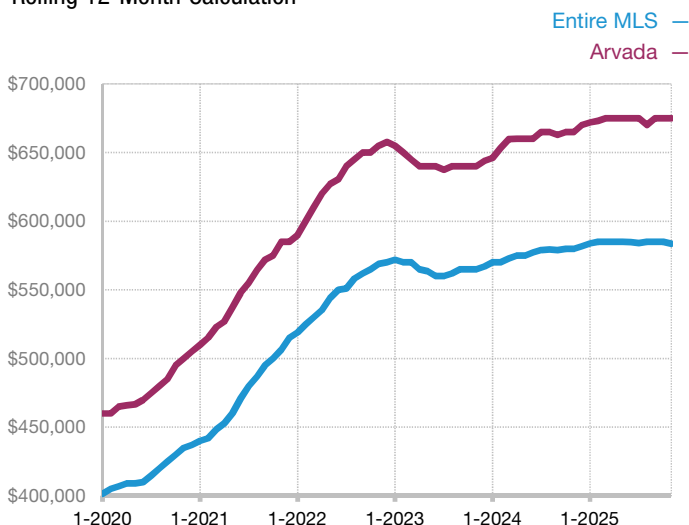
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	270	273	+ 1.1%	--	--	--
Under Contract	101	138	+ 36.6%	1,528	1,451	- 5.0%
New Listings	81	99	+ 22.2%	1,877	1,984	+ 5.7%
Sold Listings	111	103	- 7.2%	1,461	1,378	- 5.7%
Days on Market Until Sale	35	62	+ 77.1%	28	35	+ 25.0%
Median Sales Price*	\$654,000	\$660,000	+ 0.9%	\$670,000	\$675,000	+ 0.7%
Average Sales Price*	\$715,744	\$730,139	+ 2.0%	\$732,253	\$734,213	+ 0.3%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	99.8%	99.6%	- 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	118	149	+ 26.3%	--	--	--
Under Contract	26	28	+ 7.7%	399	406	+ 1.8%
New Listings	26	38	+ 46.2%	546	669	+ 22.5%
Sold Listings	37	25	- 32.4%	395	393	- 0.5%
Days on Market Until Sale	42	71	+ 69.0%	48	53	+ 10.4%
Median Sales Price*	\$464,500	\$435,000	- 6.4%	\$440,000	\$425,000	- 3.4%
Average Sales Price*	\$456,732	\$415,766	- 9.0%	\$451,235	\$429,459	- 4.8%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.0%	98.6%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

