

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

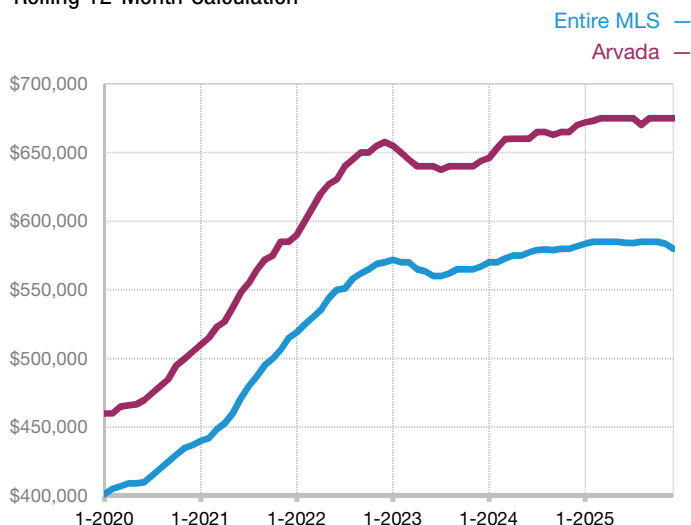
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	199	193	- 3.0%	--	--	--
Under Contract	86	87	+ 1.2%	1,614	1,531	- 5.1%
New Listings	64	59	- 7.8%	1,941	2,043	+ 5.3%
Sold Listings	134	139	+ 3.7%	1,595	1,519	- 4.8%
Days on Market Until Sale	51	61	+ 19.6%	30	37	+ 23.3%
Median Sales Price*	\$669,307	\$665,000	- 0.6%	\$670,000	\$675,000	+ 0.7%
Average Sales Price*	\$744,297	\$724,818	- 2.6%	\$733,265	\$733,037	- 0.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.8%	99.5%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	90	112	+ 24.4%	--	--	--
Under Contract	29	26	- 10.3%	428	430	+ 0.5%
New Listings	25	23	- 8.0%	571	692	+ 21.2%
Sold Listings	31	37	+ 19.4%	426	430	+ 0.9%
Days on Market Until Sale	50	56	+ 12.0%	48	53	+ 10.4%
Median Sales Price*	\$429,950	\$385,000	- 10.5%	\$437,750	\$425,000	- 2.9%
Average Sales Price*	\$431,122	\$409,948	- 4.9%	\$449,771	\$427,780	- 4.9%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	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

