

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

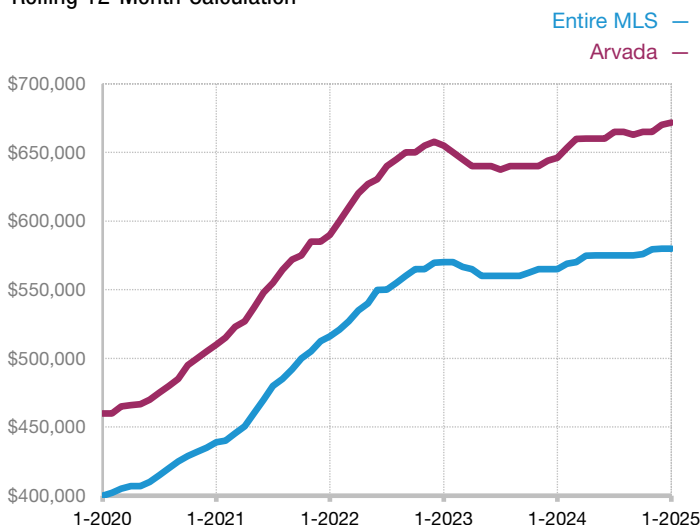
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	159	169	+ 6.3%	--	--	--
Under Contract	121	112	- 7.4%	121	112	- 7.4%
New Listings	122	131	+ 7.4%	122	131	+ 7.4%
Sold Listings	65	78	+ 20.0%	65	78	+ 20.0%
Days on Market Until Sale	44	48	+ 9.1%	44	48	+ 9.1%
Median Sales Price*	\$628,500	\$672,250	+ 7.0%	\$628,500	\$672,250	+ 7.0%
Average Sales Price*	\$702,631	\$743,776	+ 5.9%	\$702,631	\$743,776	+ 5.9%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.3%	99.5%	+ 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	64	82	+ 28.1%	--	--	--
Under Contract	25	30	+ 20.0%	25	30	+ 20.0%
New Listings	34	49	+ 44.1%	34	49	+ 44.1%
Sold Listings	19	29	+ 52.6%	19	29	+ 52.6%
Days on Market Until Sale	42	77	+ 83.3%	42	77	+ 83.3%
Median Sales Price*	\$506,500	\$434,000	- 14.3%	\$506,500	\$434,000	- 14.3%
Average Sales Price*	\$487,698	\$425,115	- 12.8%	\$487,698	\$425,115	- 12.8%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.8%	98.3%	- 0.5%

* 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

