

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

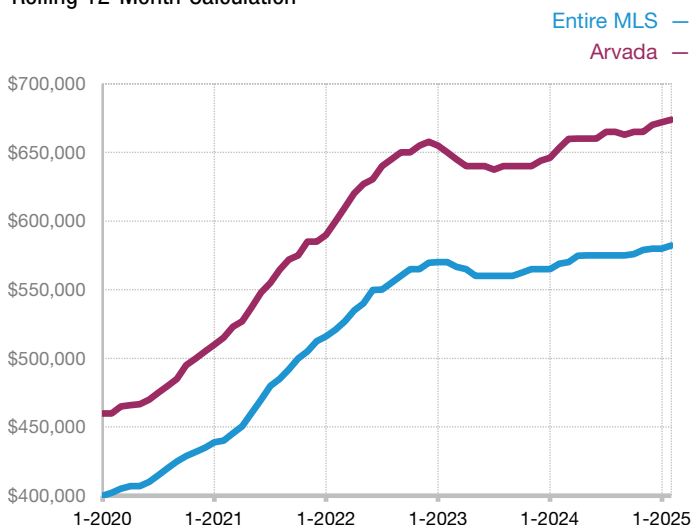
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	162	196	+ 21.0%	--	--	--
Under Contract	124	133	+ 7.3%	245	237	- 3.3%
New Listings	142	173	+ 21.8%	264	302	+ 14.4%
Sold Listings	109	107	- 1.8%	174	186	+ 6.9%
Days on Market Until Sale	34	33	- 2.9%	38	40	+ 5.3%
Median Sales Price*	\$665,000	\$681,300	+ 2.5%	\$656,750	\$680,000	+ 3.5%
Average Sales Price*	\$706,768	\$722,541	+ 2.2%	\$705,222	\$731,604	+ 3.7%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	99.8%	100.0%	+ 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	75	92	+ 22.7%	--	--	--
Under Contract	29	48	+ 65.5%	54	76	+ 40.7%
New Listings	41	62	+ 51.2%	75	111	+ 48.0%
Sold Listings	24	25	+ 4.2%	43	54	+ 25.6%
Days on Market Until Sale	82	55	- 32.9%	64	67	+ 4.7%
Median Sales Price*	\$437,000	\$454,900	+ 4.1%	\$450,000	\$440,000	- 2.2%
Average Sales Price*	\$459,428	\$444,045	- 3.3%	\$471,919	\$433,879	- 8.1%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.6%	98.5%	- 0.1%

\* 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

