

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

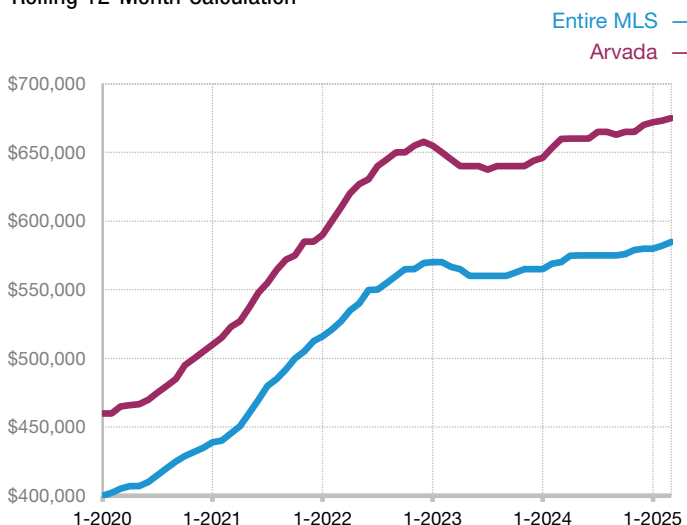
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	159	219	+ 37.7%	--	--	--
Under Contract	152	182	+ 19.7%	397	412	+ 3.8%
New Listings	162	206	+ 27.2%	426	507	+ 19.0%
Sold Listings	144	145	+ 0.7%	318	332	+ 4.4%
Days on Market Until Sale	32	33	+ 3.1%	35	37	+ 5.7%
Median Sales Price*	\$680,000	\$715,000	+ 5.1%	\$664,531	\$695,000	+ 4.6%
Average Sales Price*	\$749,570	\$765,965	+ 2.2%	\$725,304	\$746,139	+ 2.9%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	100.3%	100.2%	- 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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	79	132	+ 67.1%	--	--	--
Under Contract	50	39	- 22.0%	104	113	+ 8.7%
New Listings	60	86	+ 43.3%	135	197	+ 45.9%
Sold Listings	35	49	+ 40.0%	78	103	+ 32.1%
Days on Market Until Sale	84	36	- 57.1%	73	52	- 28.8%
Median Sales Price*	\$450,000	\$435,000	- 3.3%	\$450,000	\$440,000	- 2.2%
Average Sales Price*	\$498,811	\$443,640	- 11.1%	\$483,986	\$438,522	- 9.4%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	98.8%	98.9%	+ 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

