

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Arrowhead

Single Family-Duplex	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	5	1	- 80.0%	18	16	- 11.1%
Sold Listings	1	1	0.0%	11	9	- 18.2%
Median Sales Price*	\$4,325,000	\$6,500,000	+ 50.3%	\$4,320,000	\$5,290,000	+ 22.5%
Average Sales Price*	\$4,325,000	\$6,500,000	+ 50.3%	\$4,511,591	\$6,673,333	+ 47.9%
Percent of List Price Received*	98.4%	95.6%	- 2.8%	97.0%	96.2%	- 0.8%
Days on Market Until Sale	34	11	- 67.6%	39	47	+ 20.5%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

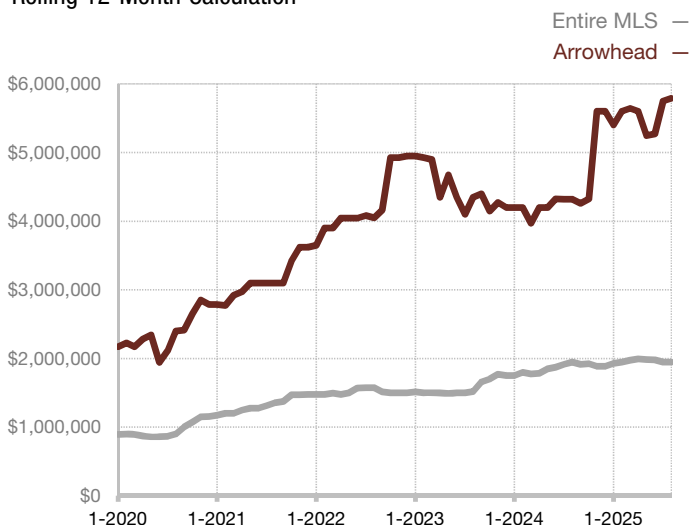
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	3	3	0.0%	17	20	+ 17.6%
Sold Listings	2	4	+ 100.0%	12	13	+ 8.3%
Median Sales Price*	\$3,327,500	\$1,552,000	- 53.4%	\$2,530,000	\$1,800,000	- 28.9%
Average Sales Price*	\$3,327,500	\$1,887,875	- 43.3%	\$2,561,667	\$2,030,500	- 20.7%
Percent of List Price Received*	98.1%	96.5%	- 1.6%	97.4%	96.5%	- 0.9%
Days on Market Until Sale	4	17	+ 325.0%	5	22	+ 340.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

** These monthly reports use Agent Days on Market data.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



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

