

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

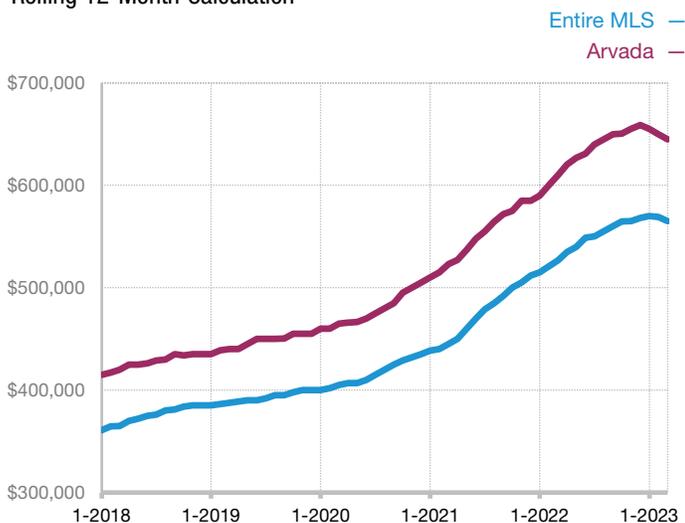
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	102	128	+ 25.5%	--	--	--
Under Contract	173	142	- 17.9%	442	389	- 12.0%
New Listings	209	186	- 11.0%	483	408	- 15.5%
Sold Listings	178	138	- 22.5%	391	344	- 12.0%
Days on Market Until Sale	6	31	+ 416.7%	13	39	+ 200.0%
Median Sales Price*	\$700,000	\$613,125	- 12.4%	\$678,000	\$605,000	- 10.8%
Average Sales Price*	\$760,197	\$680,604	- 10.5%	\$733,311	\$655,844	- 10.6%
Percent of List Price Received*	108.6%	101.0%	- 7.0%	106.6%	99.5%	- 6.7%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	33	70	+ 112.1%	--	--	--
Under Contract	72	55	- 23.6%	170	145	- 14.7%
New Listings	81	65	- 19.8%	181	156	- 13.8%
Sold Listings	63	39	- 38.1%	153	98	- 35.9%
Days on Market Until Sale	32	42	+ 31.3%	28	37	+ 32.1%
Median Sales Price*	\$470,000	\$460,000	- 2.1%	\$450,000	\$446,000	- 0.9%
Average Sales Price*	\$487,903	\$479,807	- 1.7%	\$474,632	\$480,683	+ 1.3%
Percent of List Price Received*	106.3%	99.1%	- 6.8%	105.0%	99.3%	- 5.4%

* 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

