

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

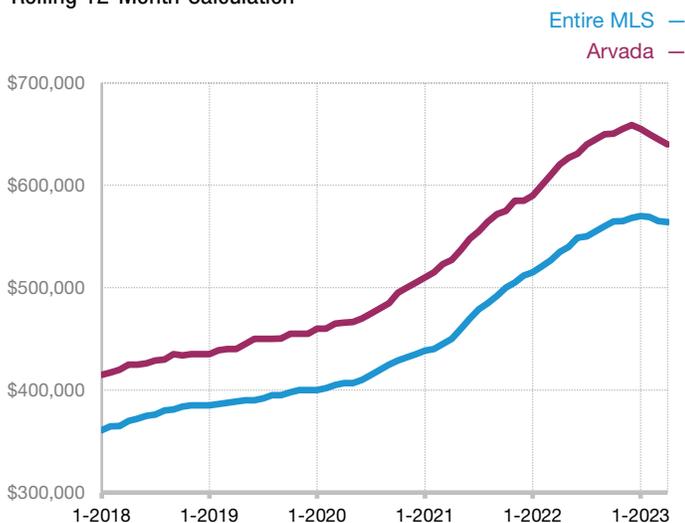
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	127	138	+ 8.7%	--	--	--
Under Contract	195	158	- 19.0%	637	541	- 15.1%
New Listings	229	168	- 26.6%	712	575	- 19.2%
Sold Listings	184	131	- 28.8%	575	475	- 17.4%
Days on Market Until Sale	9	21	+ 133.3%	11	34	+ 209.1%
Median Sales Price*	\$700,000	\$695,000	- 0.7%	\$685,000	\$620,000	- 9.5%
Average Sales Price*	\$756,872	\$771,609	+ 1.9%	\$740,850	\$687,771	- 7.2%
Percent of List Price Received*	108.3%	101.1%	- 6.6%	107.1%	99.9%	- 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	37	75	+ 102.7%	--	--	--
Under Contract	65	56	- 13.8%	235	200	- 14.9%
New Listings	70	60	- 14.3%	251	217	- 13.5%
Sold Listings	74	46	- 37.8%	227	144	- 36.6%
Days on Market Until Sale	8	28	+ 250.0%	22	34	+ 54.5%
Median Sales Price*	\$479,869	\$410,000	- 14.6%	\$450,000	\$425,000	- 5.6%
Average Sales Price*	\$487,251	\$450,317	- 7.6%	\$478,746	\$470,983	- 1.6%
Percent of List Price Received*	105.3%	100.5%	- 4.6%	105.1%	99.7%	- 5.1%

* 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

