

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

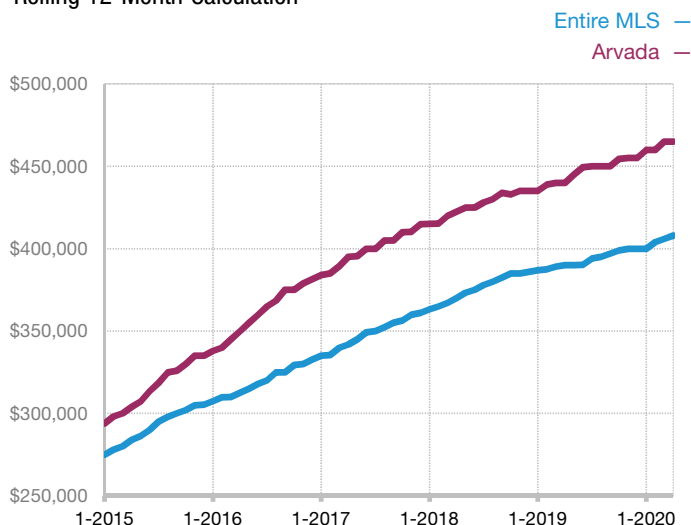
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 04-2019 | Thru 04-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 250 | 174 | - 30.4% | -- | -- | -- |
| Under Contract | 202 | 126 | - 37.6% | 699 | 612 | - 12.4% |
| New Listings | 244 | 144 | - 41.0% | 784 | 696 | - 11.2% |
| Sold Listings | 179 | 146 | - 18.4% | 555 | 554 | - 0.2% |
| Days on Market Until Sale | 27 | 12 | - 55.6% | 32 | 26 | - 18.8% |
| Median Sales Price* | \$478,000 | \$485,000 | + 1.5% | \$458,500 | \$495,000 | + 8.0% |
| Average Sales Price* | \$515,617 | \$523,458 | + 1.5% | \$501,241 | \$517,136 | + 3.2% |
| Percent of List Price Received* | 99.8% | 100.8% | + 1.0% | 99.4% | 100.5% | + 1.1% |

* 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 | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 04-2019 | Thru 04-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 67 | 44 | - 34.3% | -- | -- | -- |
| Under Contract | 54 | 31 | - 42.6% | 196 | 173 | - 11.7% |
| New Listings | 73 | 49 | - 32.9% | 226 | 196 | - 13.3% |
| Sold Listings | 44 | 39 | - 11.4% | 163 | 158 | - 3.1% |
| Days on Market Until Sale | 19 | 16 | - 15.8% | 26 | 25 | - 3.8% |
| Median Sales Price* | \$290,450 | \$337,000 | + 16.0% | \$290,000 | \$336,000 | + 15.9% |
| Average Sales Price* | \$312,732 | \$346,251 | + 10.7% | \$321,728 | \$334,331 | + 3.9% |
| Percent of List Price Received* | 99.8% | 100.7% | + 0.9% | 99.9% | 99.7% | - 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

