

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

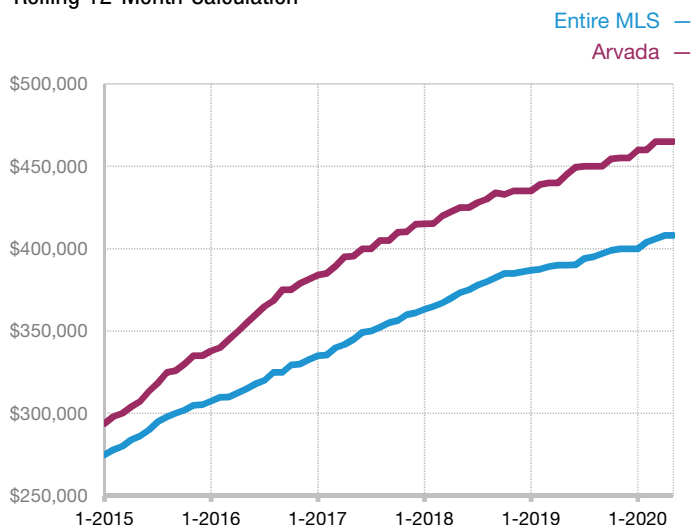
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	305	179	- 41.3%	--	--	--
Under Contract	218	232	+ 6.4%	917	832	- 9.3%
New Listings	301	245	- 18.6%	1,085	940	- 13.4%
Sold Listings	224	126	- 43.8%	779	687	- 11.8%
Days on Market Until Sale	20	24	+ 20.0%	29	25	- 13.8%
Median Sales Price*	\$466,250	\$470,000	+ 0.8%	\$460,000	\$485,000	+ 5.4%
Average Sales Price*	\$513,282	\$526,114	+ 2.5%	\$504,703	\$518,347	+ 2.7%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.5%	100.4%	+ 0.9%

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	71	43	- 39.4%	--	--	--
Under Contract	67	69	+ 3.0%	263	238	- 9.5%
New Listings	77	64	- 16.9%	303	260	- 14.2%
Sold Listings	66	27	- 59.1%	229	186	- 18.8%
Days on Market Until Sale	12	17	+ 41.7%	22	23	+ 4.5%
Median Sales Price*	\$313,000	\$329,000	+ 5.1%	\$299,950	\$333,750	+ 11.3%
Average Sales Price*	\$325,431	\$326,141	+ 0.2%	\$322,795	\$332,958	+ 3.1%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	99.9%	99.7%	- 0.2%

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



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

