

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

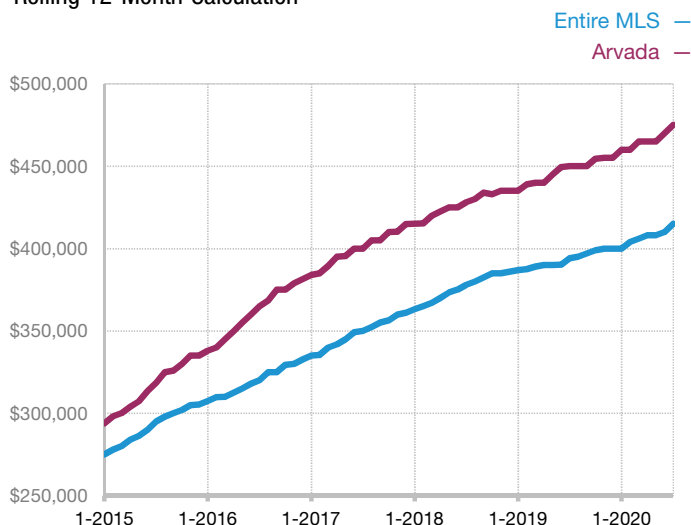
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	310	130	- 58.1%	--	--	--
Under Contract	206	235	+ 14.1%	1,352	1,313	- 2.9%
New Listings	220	237	+ 7.7%	1,573	1,396	- 11.3%
Sold Listings	228	255	+ 11.8%	1,212	1,152	- 5.0%
Days on Market Until Sale	19	19	0.0%	26	24	- 7.7%
Median Sales Price*	\$460,000	\$515,000	+ 12.0%	\$463,660	\$497,000	+ 7.2%
Average Sales Price*	\$495,207	\$562,051	+ 13.5%	\$504,596	\$531,883	+ 5.4%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	99.7%	100.4%	+ 0.7%

\* 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	71	43	- 39.4%	--	--	--
Under Contract	46	74	+ 60.9%	365	376	+ 3.0%
New Listings	60	89	+ 48.3%	415	410	- 1.2%
Sold Listings	57	64	+ 12.3%	348	309	- 11.2%
Days on Market Until Sale	34	16	- 52.9%	24	22	- 8.3%
Median Sales Price*	\$320,000	\$309,000	- 3.4%	\$302,975	\$325,000	+ 7.3%
Average Sales Price*	\$331,714	\$320,181	- 3.5%	\$323,057	\$331,191	+ 2.5%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.9%	99.8%	- 0.1%

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



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

