

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

### Single Family

Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	305	110	- 63.9%	--	--	--
Under Contract	174	240	+ 37.9%	1,526	1,540	+ 0.9%
New Listings	206	222	+ 7.8%	1,779	1,618	- 9.1%
Sold Listings	215	214	- 0.5%	1,427	1,377	- 3.5%
Days on Market Until Sale	29	19	- 34.5%	27	23	- 14.8%
Median Sales Price*	\$477,000	\$499,900	+ 4.8%	\$466,000	\$497,000	+ 6.7%
Average Sales Price*	\$506,235	\$537,193	+ 6.1%	\$504,843	\$532,621	+ 5.5%
Percent of List Price Received*	99.5%	100.9%	+ 1.4%	99.6%	100.5%	+ 0.9%

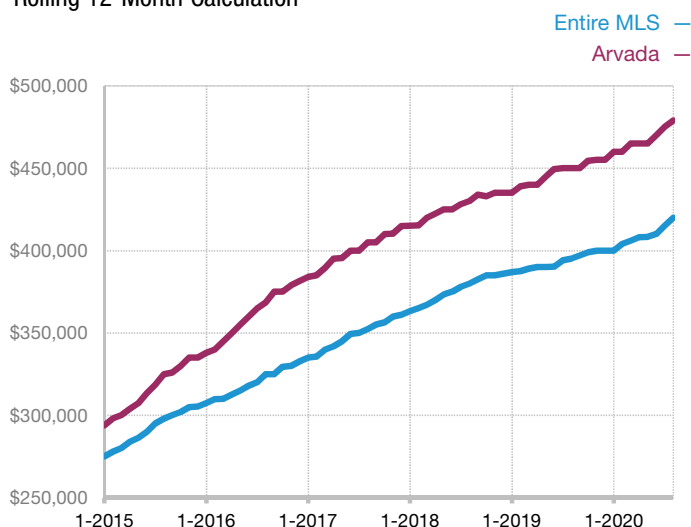
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	64	31	- 51.6%	--	--	--
Under Contract	59	77	+ 30.5%	424	451	+ 6.4%
New Listings	58	67	+ 15.5%	473	477	+ 0.8%
Sold Listings	47	58	+ 23.4%	395	371	- 6.1%
Days on Market Until Sale	24	9	- 62.5%	24	19	- 20.8%
Median Sales Price*	\$358,187	\$347,500	- 3.0%	\$310,000	\$326,000	+ 5.2%
Average Sales Price*	\$348,988	\$349,572	+ 0.2%	\$326,142	\$333,507	+ 2.3%
Percent of List Price Received*	99.5%	100.5%	+ 1.0%	99.8%	99.9%	+ 0.1%

\* 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

