

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

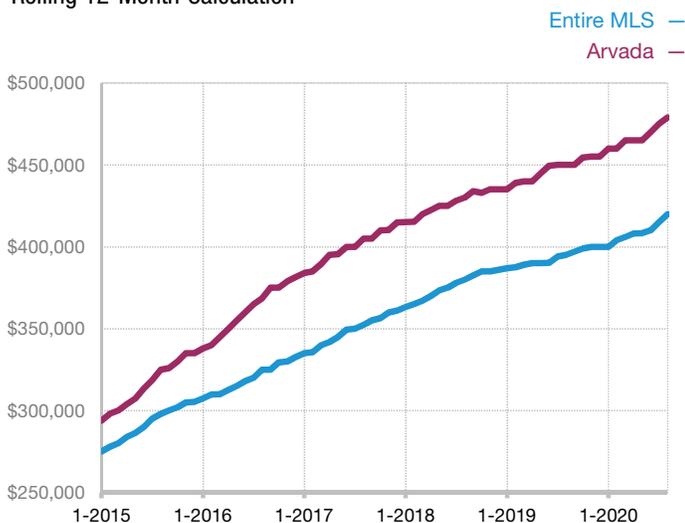
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent 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 | 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

