

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

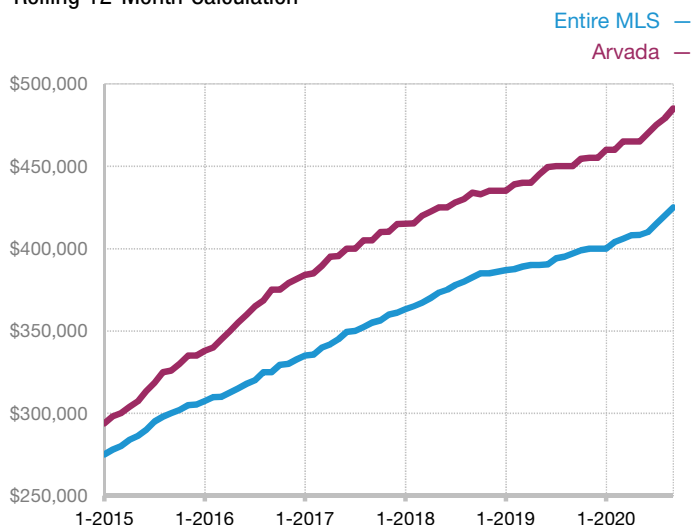
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	341	99	- 71.0%	--	--	--
Under Contract	168	226	+ 34.5%	1,694	1,750	+ 3.3%
New Listings	237	211	- 11.0%	2,016	1,827	- 9.4%
Sold Listings	164	209	+ 27.4%	1,591	1,587	- 0.3%
Days on Market Until Sale	31	17	- 45.2%	27	22	- 18.5%
Median Sales Price*	\$440,000	\$525,000	+ 19.3%	\$462,000	\$499,900	+ 8.2%
Average Sales Price*	\$472,101	\$548,045	+ 16.1%	\$501,468	\$534,360	+ 6.6%
Percent of List Price Received*	98.8%	101.3%	+ 2.5%	99.6%	100.6%	+ 1.0%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	69	32	- 53.6%	--	--	--
Under Contract	44	50	+ 13.6%	468	501	+ 7.1%
New Listings	50	53	+ 6.0%	523	531	+ 1.5%
Sold Listings	56	72	+ 28.6%	451	451	0.0%
Days on Market Until Sale	27	12	- 55.6%	24	18	- 25.0%
Median Sales Price*	\$343,500	\$350,000	+ 1.9%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$330,861	\$352,719	+ 6.6%	\$326,728	\$338,391	+ 3.6%
Percent of List Price Received*	99.5%	100.6%	+ 1.1%	99.8%	100.1%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

