

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

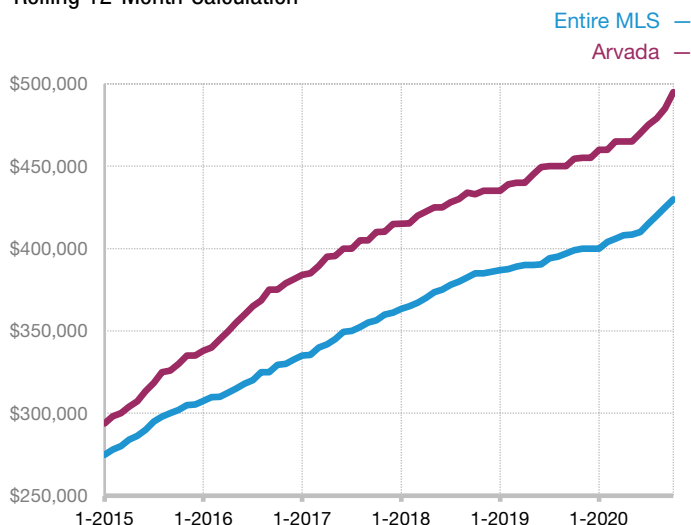
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	313	105	- 66.5%	--	--	--
Under Contract	162	194	+ 19.8%	1,856	1,925	+ 3.7%
New Listings	176	185	+ 5.1%	2,192	2,010	- 8.3%
Sold Listings	185	231	+ 24.9%	1,776	1,822	+ 2.6%
Days on Market Until Sale	26	13	- 50.0%	27	21	- 22.2%
Median Sales Price*	\$445,000	\$525,000	+ 18.0%	\$460,000	\$500,500	+ 8.8%
Average Sales Price*	\$486,388	\$567,417	+ 16.7%	\$499,897	\$538,632	+ 7.7%
Percent of List Price Received*	99.1%	101.7%	+ 2.6%	99.5%	100.8%	+ 1.3%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	72	29	- 59.7%	--	--	--
Under Contract	49	53	+ 8.2%	517	556	+ 7.5%
New Listings	58	50	- 13.8%	581	584	+ 0.5%
Sold Listings	47	62	+ 31.9%	498	519	+ 4.2%
Days on Market Until Sale	23	13	- 43.5%	24	18	- 25.0%
Median Sales Price*	\$319,500	\$339,875	+ 6.4%	\$315,000	\$335,000	+ 6.3%
Average Sales Price*	\$323,100	\$342,765	+ 6.1%	\$326,386	\$340,771	+ 4.4%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	99.7%	100.1%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

