

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

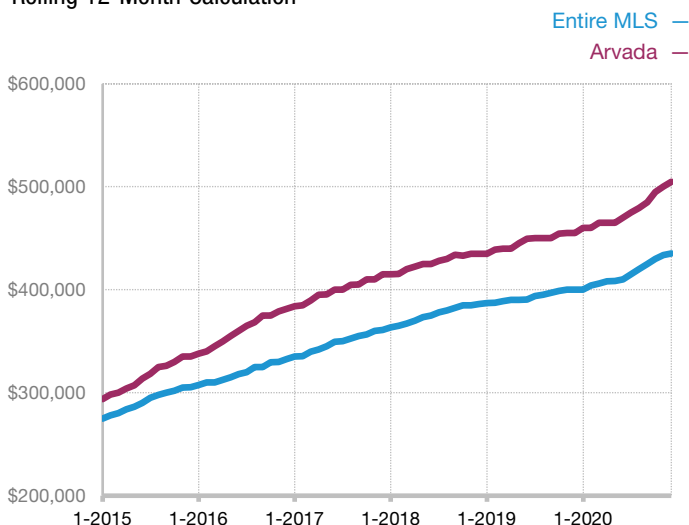
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	207	49	- 76.3%	--	--	--
Under Contract	95	87	- 8.4%	2,086	2,166	+ 3.8%
New Listings	79	89	+ 12.7%	2,375	2,219	- 6.6%
Sold Listings	148	171	+ 15.5%	2,066	2,165	+ 4.8%
Days on Market Until Sale	36	14	- 61.1%	28	20	- 28.6%
Median Sales Price*	\$450,000	\$530,000	+ 17.8%	\$455,000	\$505,000	+ 11.0%
Average Sales Price*	\$484,664	\$573,211	+ 18.3%	\$496,565	\$542,212	+ 9.2%
Percent of List Price Received*	99.0%	101.5%	+ 2.5%	99.4%	100.9%	+ 1.5%

\* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	48	15	- 68.8%	--	--	--
Under Contract	26	41	+ 57.7%	583	637	+ 9.3%
New Listings	18	38	+ 111.1%	638	660	+ 3.4%
Sold Listings	48	43	- 10.4%	591	602	+ 1.9%
Days on Market Until Sale	28	18	- 35.7%	25	18	- 28.0%
Median Sales Price*	\$329,500	\$379,170	+ 15.1%	\$318,900	\$333,750	+ 4.7%
Average Sales Price*	\$341,228	\$371,541	+ 8.9%	\$327,516	\$341,379	+ 4.2%
Percent of List Price Received*	99.3%	100.7%	+ 1.4%	99.7%	100.2%	+ 0.5%

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



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

