

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

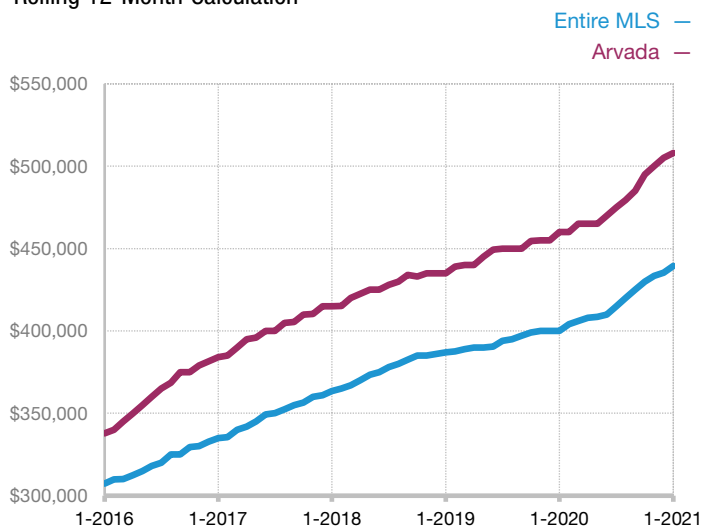
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	207	41	- 80.2%	--	--	--
Under Contract	141	136	- 3.5%	141	136	- 3.5%
New Listings	167	127	- 24.0%	167	127	- 24.0%
Sold Listings	99	85	- 14.1%	99	85	- 14.1%
Days on Market Until Sale	41	18	- 56.1%	41	18	- 56.1%
Median Sales Price*	\$479,900	\$540,000	+ 12.5%	\$479,900	\$540,000	+ 12.5%
Average Sales Price*	\$490,668	\$594,060	+ 21.1%	\$490,668	\$594,060	+ 21.1%
Percent of List Price Received*	99.2%	102.0%	+ 2.8%	99.2%	102.0%	+ 2.8%

\* 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	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	45	6	- 86.7%	--	--	--
Under Contract	55	54	- 1.8%	55	54	- 1.8%
New Listings	58	46	- 20.7%	58	46	- 20.7%
Sold Listings	25	38	+ 52.0%	25	38	+ 52.0%
Days on Market Until Sale	35	24	- 31.4%	35	24	- 31.4%
Median Sales Price*	\$340,975	\$302,500	- 11.3%	\$340,975	\$302,500	- 11.3%
Average Sales Price*	\$333,239	\$354,711	+ 6.4%	\$333,239	\$354,711	+ 6.4%
Percent of List Price Received*	98.1%	100.5%	+ 2.4%	98.1%	100.5%	+ 2.4%

\* 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

