

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

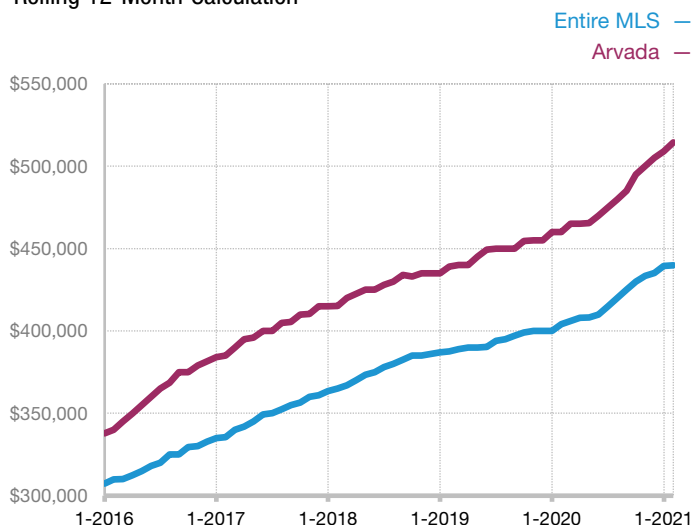
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	184	42	- 77.2%	--	--	--
Under Contract	166	156	- 6.0%	307	288	- 6.2%
New Listings	165	160	- 3.0%	332	286	- 13.9%
Sold Listings	118	121	+ 2.5%	217	207	- 4.6%
Days on Market Until Sale	27	12	- 55.6%	33	14	- 57.6%
Median Sales Price*	\$470,000	\$552,500	+ 17.6%	\$475,000	\$550,000	+ 15.8%
Average Sales Price*	\$501,895	\$589,631	+ 17.5%	\$496,773	\$591,259	+ 19.0%
Percent of List Price Received*	101.0%	103.9%	+ 2.9%	100.2%	103.1%	+ 2.9%

\* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	42	8	- 81.0%	--	--	--
Under Contract	48	34	- 29.2%	103	87	- 15.5%
New Listings	48	34	- 29.2%	106	80	- 24.5%
Sold Listings	47	46	- 2.1%	72	85	+ 18.1%
Days on Market Until Sale	27	12	- 55.6%	30	17	- 43.3%
Median Sales Price*	\$296,500	\$366,575	+ 23.6%	\$311,000	\$327,000	+ 5.1%
Average Sales Price*	\$328,371	\$369,706	+ 12.6%	\$330,061	\$361,194	+ 9.4%
Percent of List Price Received*	99.7%	102.1%	+ 2.4%	99.1%	101.3%	+ 2.2%

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



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

