

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

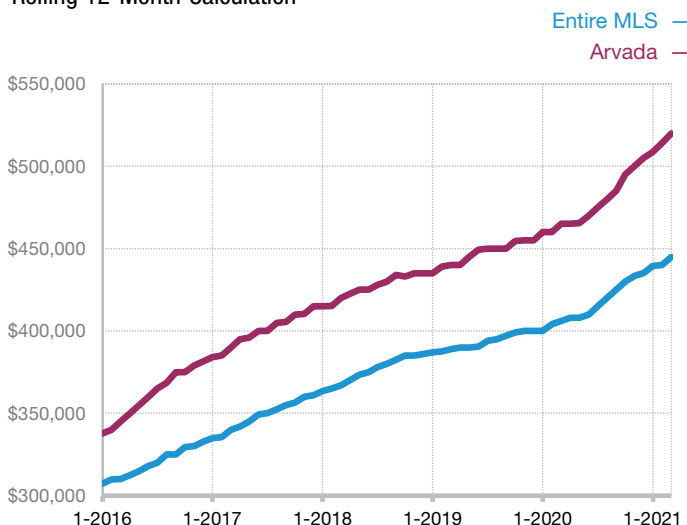
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	211	33	- 84.4%	--	--	--
Under Contract	175	182	+ 4.0%	482	465	- 3.5%
New Listings	219	171	- 21.9%	551	457	- 17.1%
Sold Listings	195	171	- 12.3%	412	378	- 8.3%
Days on Market Until Sale	28	7	- 75.0%	31	11	- 64.5%
Median Sales Price*	\$515,000	\$575,250	+ 11.7%	\$495,000	\$560,000	+ 13.1%
Average Sales Price*	\$533,278	\$608,911	+ 14.2%	\$514,051	\$599,244	+ 16.6%
Percent of List Price Received*	100.7%	106.0%	+ 5.3%	100.4%	104.4%	+ 4.0%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	42	12	- 71.4%	--	--	--
Under Contract	38	62	+ 63.2%	141	149	+ 5.7%
New Listings	43	66	+ 53.5%	149	146	- 2.0%
Sold Listings	49	48	- 2.0%	121	133	+ 9.9%
Days on Market Until Sale	23	6	- 73.9%	27	13	- 51.9%
Median Sales Price*	\$350,000	\$360,200	+ 2.9%	\$335,000	\$343,000	+ 2.4%
Average Sales Price*	\$333,084	\$360,905	+ 8.4%	\$331,286	\$361,090	+ 9.0%
Percent of List Price Received*	99.8%	103.1%	+ 3.3%	99.4%	102.0%	+ 2.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

