

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

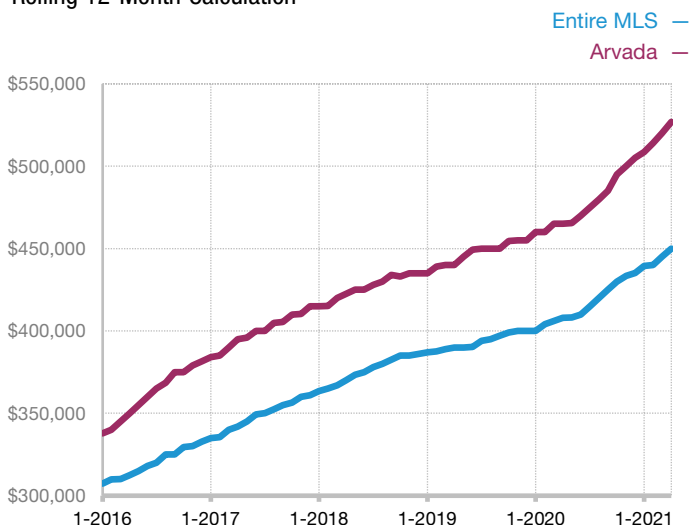
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	226	78	- 65.5%	--	--	--
Under Contract	113	200	+ 77.0%	595	660	+ 10.9%
New Listings	142	242	+ 70.4%	693	697	+ 0.6%
Sold Listings	148	175	+ 18.2%	560	556	- 0.7%
Days on Market Until Sale	12	7	- 41.7%	26	9	- 65.4%
Median Sales Price*	\$485,000	\$585,000	+ 20.6%	\$494,950	\$569,000	+ 15.0%
Average Sales Price*	\$523,986	\$648,174	+ 23.7%	\$516,612	\$617,566	+ 19.5%
Percent of List Price Received*	100.8%	106.0%	+ 5.2%	100.5%	104.9%	+ 4.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	58	23	- 60.3%	--	--	--
Under Contract	29	74	+ 155.2%	170	221	+ 30.0%
New Listings	50	83	+ 66.0%	199	231	+ 16.1%
Sold Listings	39	48	+ 23.1%	160	182	+ 13.8%
Days on Market Until Sale	16	7	- 56.3%	24	12	- 50.0%
Median Sales Price*	\$337,000	\$357,500	+ 6.1%	\$336,000	\$348,750	+ 3.8%
Average Sales Price*	\$346,251	\$362,962	+ 4.8%	\$334,933	\$362,484	+ 8.2%
Percent of List Price Received*	100.7%	105.0%	+ 4.3%	99.7%	102.8%	+ 3.1%

* 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

