

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

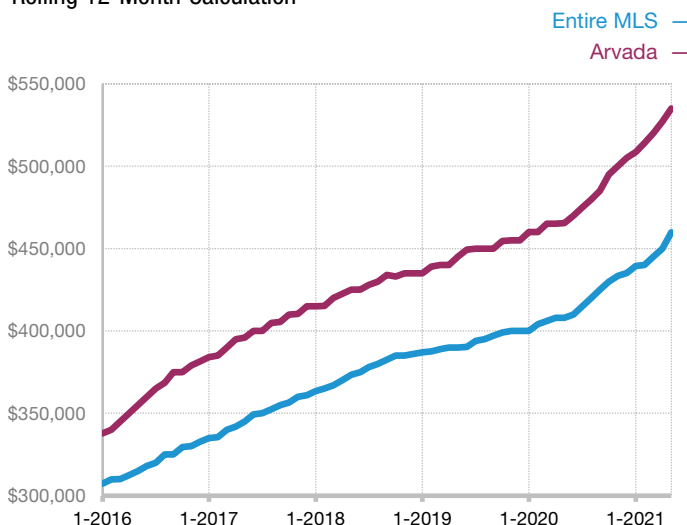
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	229	59	- 74.2%	--	--	--
Under Contract	223	209	- 6.3%	818	863	+ 5.5%
New Listings	244	194	- 20.5%	937	889	- 5.1%
Sold Listings	127	193	+ 52.0%	687	750	+ 9.2%
Days on Market Until Sale	24	7	- 70.8%	25	9	- 64.0%
Median Sales Price*	\$470,000	\$605,000	+ 28.7%	\$485,000	\$575,000	+ 18.6%
Average Sales Price*	\$525,947	\$634,783	+ 20.7%	\$518,338	\$622,480	+ 20.1%
Percent of List Price Received*	99.7%	106.7%	+ 7.0%	100.4%	105.3%	+ 4.9%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	54	18	- 66.7%	--	--	--
Under Contract	66	74	+ 12.1%	236	293	+ 24.2%
New Listings	64	65	+ 1.6%	263	296	+ 12.5%
Sold Listings	29	71	+ 144.8%	189	254	+ 34.4%
Days on Market Until Sale	16	8	- 50.0%	23	10	- 56.5%
Median Sales Price*	\$329,000	\$391,258	+ 18.9%	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$328,528	\$398,268	+ 21.2%	\$333,951	\$372,796	+ 11.6%
Percent of List Price Received*	99.5%	105.3%	+ 5.8%	99.7%	103.5%	+ 3.8%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

