

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

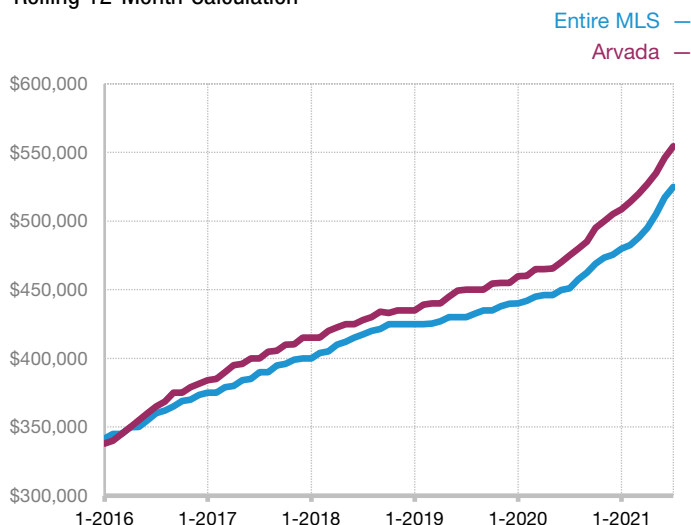
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	181	125	- 30.9%	--	--	--
Under Contract	219	213	- 2.7%	1,296	1,299	+ 0.2%
New Listings	237	259	+ 9.3%	1,392	1,412	+ 1.4%
Sold Listings	265	217	- 18.1%	1,161	1,175	+ 1.2%
Days on Market Until Sale	20	6	- 70.0%	24	8	- 66.7%
Median Sales Price*	\$515,000	\$614,200	+ 19.3%	\$497,000	\$585,000	+ 17.7%
Average Sales Price*	\$560,230	\$646,515	+ 15.4%	\$531,781	\$634,333	+ 19.3%
Percent of List Price Received*	100.9%	103.9%	+ 3.0%	100.4%	105.4%	+ 5.0%

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	52	28	- 46.2%	--	--	--
Under Contract	74	62	- 16.2%	378	409	+ 8.2%
New Listings	90	62	- 31.1%	415	431	+ 3.9%
Sold Listings	69	46	- 33.3%	318	369	+ 16.0%
Days on Market Until Sale	17	5	- 70.6%	21	9	- 57.1%
Median Sales Price*	\$305,000	\$382,500	+ 25.4%	\$325,450	\$380,000	+ 16.8%
Average Sales Price*	\$327,326	\$386,162	+ 18.0%	\$332,900	\$381,636	+ 14.6%
Percent of List Price Received*	100.0%	104.2%	+ 4.2%	99.8%	104.2%	+ 4.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

