

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

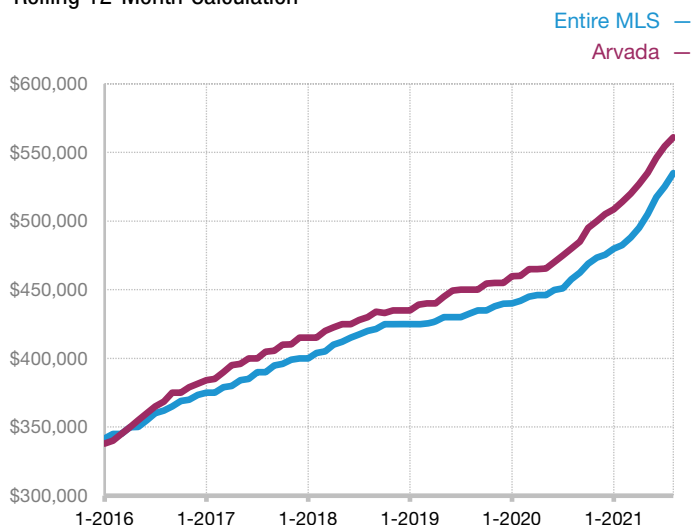
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	159	117	- 26.4%	--	--	--
Under Contract	222	227	+ 2.3%	1,518	1,514	- 0.3%
New Listings	220	224	+ 1.8%	1,612	1,634	+ 1.4%
Sold Listings	217	199	- 8.3%	1,378	1,374	- 0.3%
Days on Market Until Sale	19	8	- 57.9%	23	8	- 65.2%
Median Sales Price*	\$499,900	\$580,000	+ 16.0%	\$498,250	\$583,500	+ 17.1%
Average Sales Price*	\$538,485	\$620,885	+ 15.3%	\$532,837	\$632,488	+ 18.7%
Percent of List Price Received*	100.9%	103.1%	+ 2.2%	100.5%	105.1%	+ 4.6%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	38	35	- 7.9%	--	--	--
Under Contract	77	70	- 9.1%	455	477	+ 4.8%
New Listings	68	77	+ 13.2%	483	509	+ 5.4%
Sold Listings	65	68	+ 4.6%	383	440	+ 14.9%
Days on Market Until Sale	10	7	- 30.0%	19	9	- 52.6%
Median Sales Price*	\$355,000	\$375,000	+ 5.6%	\$329,000	\$377,353	+ 14.7%
Average Sales Price*	\$353,517	\$404,947	+ 14.5%	\$336,399	\$386,023	+ 14.8%
Percent of List Price Received*	100.6%	102.3%	+ 1.7%	100.0%	103.9%	+ 3.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

