

# Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

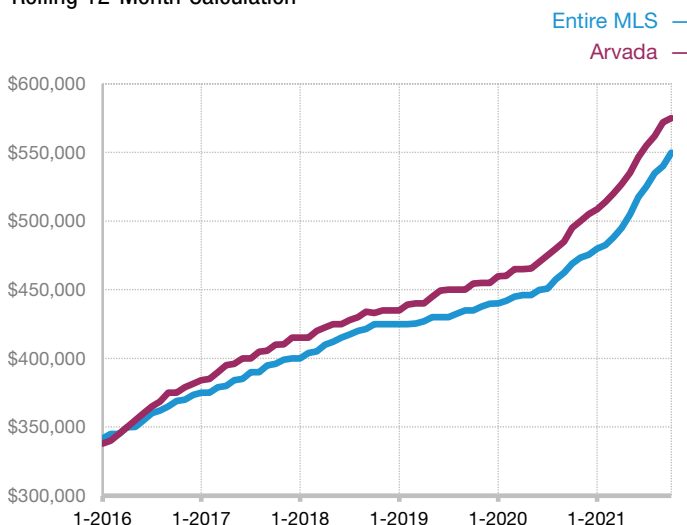
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	131	116	- 11.5%	--	--	--
Under Contract	189	205	+ 8.5%	1,917	1,900	- 0.9%
New Listings	184	176	- 4.3%	2,006	2,041	+ 1.7%
Sold Listings	233	204	- 12.4%	1,823	1,789	- 1.9%
Days on Market Until Sale	13	18	+ 38.5%	21	9	- 57.1%
Median Sales Price*	\$525,000	\$592,500	+ 12.9%	\$501,000	\$585,000	+ 16.8%
Average Sales Price*	\$566,001	\$641,306	+ 13.3%	\$538,667	\$633,605	+ 17.6%
Percent of List Price Received*	101.7%	101.9%	+ 0.2%	100.7%	104.4%	+ 3.7%

\* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	36	33	- 8.3%	--	--	--
Under Contract	53	76	+ 43.4%	559	609	+ 8.9%
New Listings	51	65	+ 27.5%	588	641	+ 9.0%
Sold Listings	62	54	- 12.9%	523	556	+ 6.3%
Days on Market Until Sale	13	9	- 30.8%	18	9	- 50.0%
Median Sales Price*	\$339,875	\$387,500	+ 14.0%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$342,765	\$405,392	+ 18.3%	\$341,266	\$391,008	+ 14.6%
Percent of List Price Received*	100.2%	102.5%	+ 2.3%	100.1%	103.6%	+ 3.5%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

