

# Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

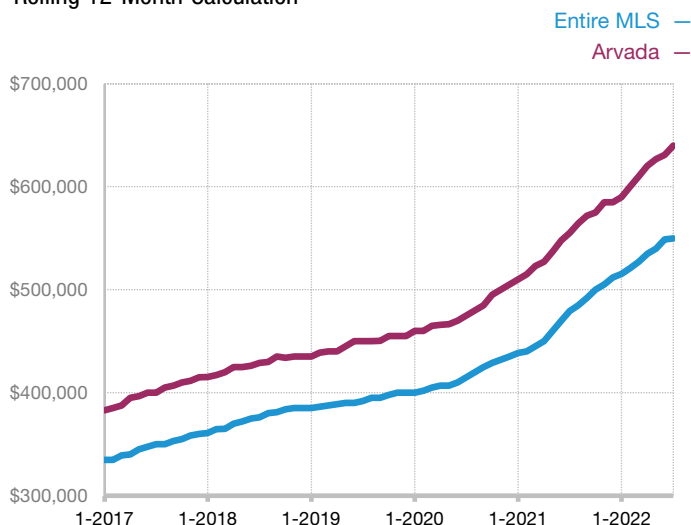
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	157	230	+ 46.5%	--	--	--
Under Contract	208	170	- 18.3%	1,317	1,185	- 10.0%
New Listings	263	219	- 16.7%	1,445	1,454	+ 0.6%
Sold Listings	225	143	- 36.4%	1,205	1,105	- 8.3%
Days on Market Until Sale	8	16	+ 100.0%	8	12	+ 50.0%
Median Sales Price*	\$620,000	\$675,000	+ 8.9%	\$585,000	\$675,000	+ 15.4%
Average Sales Price*	\$647,636	\$744,121	+ 14.9%	\$633,469	\$742,825	+ 17.3%
Percent of List Price Received*	104.0%	100.3%	- 3.6%	105.4%	105.2%	- 0.2%

\* 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	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	38	71	+ 86.8%	--	--	--
Under Contract	59	59	0.0%	424	400	- 5.7%
New Listings	64	82	+ 28.1%	453	471	+ 4.0%
Sold Listings	49	58	+ 18.4%	382	396	+ 3.7%
Days on Market Until Sale	6	15	+ 150.0%	9	17	+ 88.9%
Median Sales Price*	\$380,000	\$478,500	+ 25.9%	\$378,778	\$463,750	+ 22.4%
Average Sales Price*	\$394,458	\$508,590	+ 28.9%	\$383,679	\$483,815	+ 26.1%
Percent of List Price Received*	103.9%	100.9%	- 2.9%	104.2%	104.3%	+ 0.1%

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



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

