

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

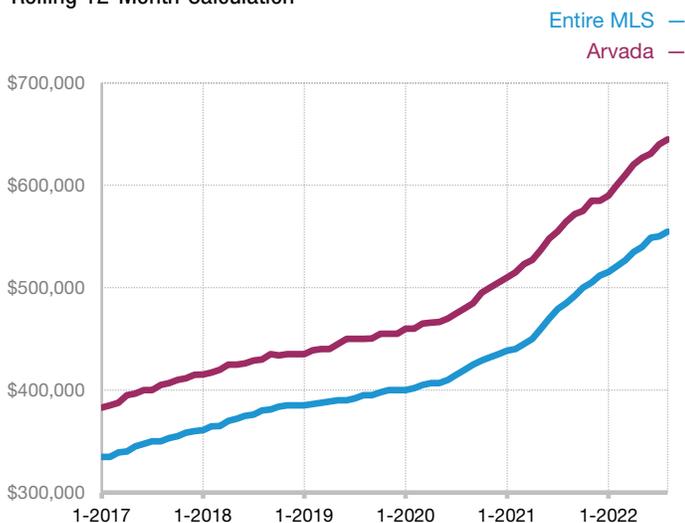
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	152	226	+ 48.7%	--	--	--
Under Contract	223	149	- 33.2%	1,540	1,320	- 14.3%
New Listings	229	170	- 25.8%	1,674	1,624	- 3.0%
Sold Listings	207	159	- 23.2%	1,412	1,267	- 10.3%
Days on Market Until Sale	9	17	+ 88.9%	8	13	+ 62.5%
Median Sales Price*	\$580,000	\$649,900	+ 12.1%	\$585,000	\$675,000	+ 15.4%
Average Sales Price*	\$626,254	\$700,030	+ 11.8%	\$632,401	\$737,034	+ 16.5%
Percent of List Price Received*	103.1%	99.8%	- 3.2%	105.1%	104.5%	- 0.6%

* 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	49	60	+ 22.4%	--	--	--
Under Contract	68	57	- 16.2%	492	453	- 7.9%
New Listings	80	56	- 30.0%	533	527	- 1.1%
Sold Listings	71	54	- 23.9%	453	452	- 0.2%
Days on Market Until Sale	7	15	+ 114.3%	9	17	+ 88.9%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$380,000	\$450,000	+ 18.4%
Average Sales Price*	\$404,879	\$431,382	+ 6.5%	\$387,002	\$477,313	+ 23.3%
Percent of List Price Received*	102.2%	100.4%	- 1.8%	103.9%	103.8%	- 0.1%

* 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

