

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

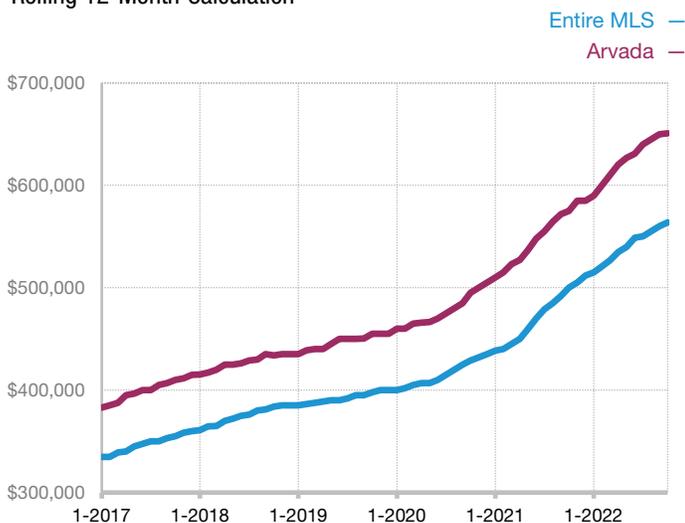
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	158	245	+ 55.1%	--	--	--
Under Contract	202	109	- 46.0%	1,936	1,542	- 20.4%
New Listings	180	131	- 27.2%	2,093	1,941	- 7.3%
Sold Listings	212	113	- 46.7%	1,835	1,529	- 16.7%
Days on Market Until Sale	18	28	+ 55.6%	10	15	+ 50.0%
Median Sales Price*	\$597,500	\$630,000	+ 5.4%	\$585,000	\$667,000	+ 14.0%
Average Sales Price*	\$644,469	\$688,689	+ 6.9%	\$633,748	\$730,334	+ 15.2%
Percent of List Price Received*	101.9%	98.8%	- 3.0%	104.4%	103.5%	- 0.9%

* 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		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	37	71	+ 91.9%	--	--	--
Under Contract	79	41	- 48.1%	635	531	- 16.4%
New Listings	64	44	- 31.3%	669	635	- 5.1%
Sold Listings	60	45	- 25.0%	573	553	- 3.5%
Days on Market Until Sale	10	19	+ 90.0%	9	17	+ 88.9%
Median Sales Price*	\$381,000	\$465,000	+ 22.0%	\$380,000	\$448,500	+ 18.0%
Average Sales Price*	\$403,839	\$468,869	+ 16.1%	\$390,872	\$472,371	+ 20.9%
Percent of List Price Received*	102.8%	99.6%	- 3.1%	103.6%	103.1%	- 0.5%

* 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

