

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

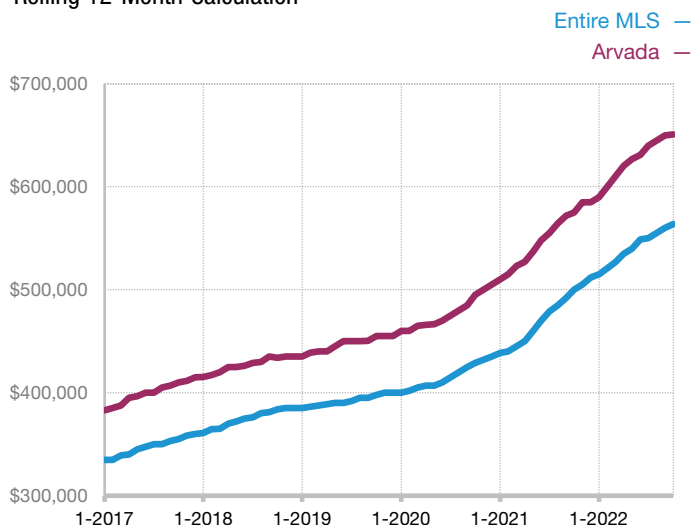
| Single Family                   | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021      | 2022      | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2021      | 2022      | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| 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

