

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

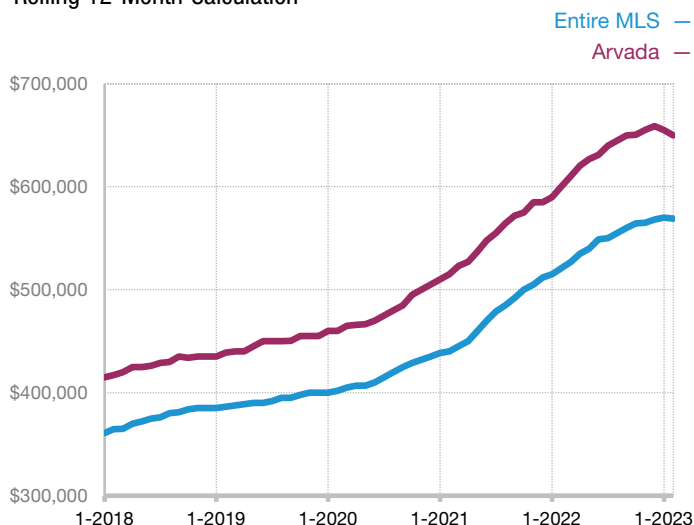
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	72	91	+ 26.4%	--	--	--
Under Contract	159	125	- 21.4%	269	253	- 5.9%
New Listings	173	127	- 26.6%	274	222	- 19.0%
Sold Listings	107	123	+ 15.0%	213	204	- 4.2%
Days on Market Until Sale	9	47	+ 422.2%	18	45	+ 150.0%
Median Sales Price*	\$681,000	\$594,875	- 12.6%	\$655,000	\$600,000	- 8.4%
Average Sales Price*	\$741,103	\$648,223	- 12.5%	\$710,842	\$639,814	- 10.0%
Percent of List Price Received*	107.8%	99.0%	- 8.2%	104.8%	98.6%	- 5.9%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	25	62	+ 148.0%	--	--	--
Under Contract	49	43	- 12.2%	98	91	- 7.1%
New Listings	51	39	- 23.5%	100	91	- 9.0%
Sold Listings	56	38	- 32.1%	90	58	- 35.6%
Days on Market Until Sale	20	34	+ 70.0%	25	34	+ 36.0%
Median Sales Price*	\$421,000	\$430,000	+ 2.1%	\$426,500	\$437,500	+ 2.6%
Average Sales Price*	\$451,156	\$477,767	+ 5.9%	\$465,342	\$484,425	+ 4.1%
Percent of List Price Received*	105.1%	99.8%	- 5.0%	104.1%	99.4%	- 4.5%

* 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

