

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

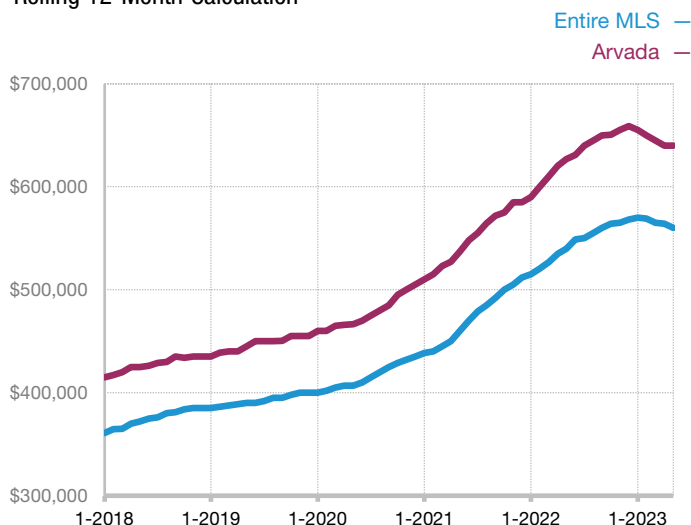
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	165	125	- 24.2%	--	--	--
Under Contract	206	168	- 18.4%	842	696	- 17.3%
New Listings	250	152	- 39.2%	962	728	- 24.3%
Sold Listings	201	158	- 21.4%	776	633	- 18.4%
Days on Market Until Sale	13	15	+ 15.4%	12	29	+ 141.7%
Median Sales Price*	\$660,000	\$674,250	+ 2.2%	\$679,250	\$637,000	- 6.2%
Average Sales Price*	\$765,311	\$727,256	- 5.0%	\$747,186	\$697,626	- 6.6%
Percent of List Price Received*	105.6%	101.4%	- 4.0%	106.7%	100.3%	- 6.0%

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	40	78	+ 95.0%	--	--	--
Under Contract	63	43	- 31.7%	298	239	- 19.8%
New Listings	69	46	- 33.3%	320	264	- 17.5%
Sold Listings	62	71	+ 14.5%	289	216	- 25.3%
Days on Market Until Sale	8	34	+ 325.0%	19	34	+ 78.9%
Median Sales Price*	\$460,000	\$510,000	+ 10.9%	\$454,785	\$451,500	- 0.7%
Average Sales Price*	\$477,061	\$497,176	+ 4.2%	\$478,384	\$479,866	+ 0.3%
Percent of List Price Received*	105.5%	99.5%	- 5.7%	105.2%	99.6%	- 5.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

