

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

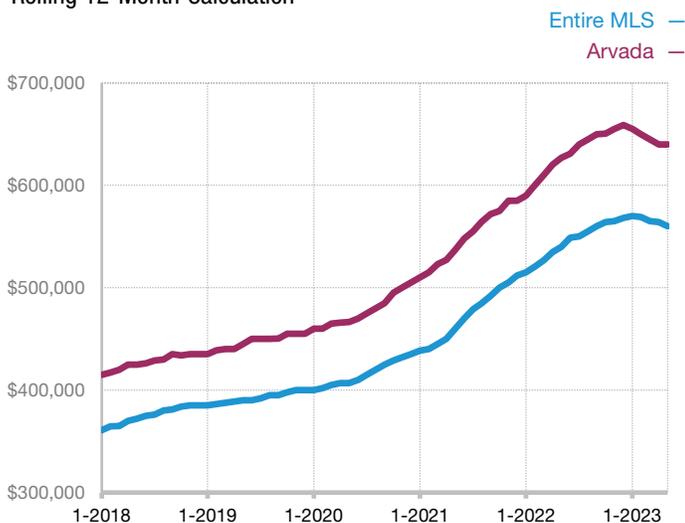
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	165	<b>125</b>	- 24.2%	--	--	--
Under Contract	206	<b>168</b>	- 18.4%	842	<b>696</b>	- 17.3%
New Listings	250	<b>152</b>	- 39.2%	962	<b>728</b>	- 24.3%
Sold Listings	201	<b>158</b>	- 21.4%	776	<b>633</b>	- 18.4%
Days on Market Until Sale	13	<b>15</b>	+ 15.4%	12	<b>29</b>	+ 141.7%
Median Sales Price*	\$660,000	<b>\$674,250</b>	+ 2.2%	\$679,250	<b>\$637,000</b>	- 6.2%
Average Sales Price*	\$765,311	<b>\$727,256</b>	- 5.0%	\$747,186	<b>\$697,626</b>	- 6.6%
Percent of List Price Received*	105.6%	<b>101.4%</b>	- 4.0%	106.7%	<b>100.3%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	40	<b>78</b>	+ 95.0%	--	--	--
Under Contract	63	<b>43</b>	- 31.7%	298	<b>239</b>	- 19.8%
New Listings	69	<b>46</b>	- 33.3%	320	<b>264</b>	- 17.5%
Sold Listings	62	<b>71</b>	+ 14.5%	289	<b>216</b>	- 25.3%
Days on Market Until Sale	8	<b>34</b>	+ 325.0%	19	<b>34</b>	+ 78.9%
Median Sales Price*	\$460,000	<b>\$510,000</b>	+ 10.9%	\$454,785	<b>\$451,500</b>	- 0.7%
Average Sales Price*	\$477,061	<b>\$497,176</b>	+ 4.2%	\$478,384	<b>\$479,866</b>	+ 0.3%
Percent of List Price Received*	105.5%	<b>99.5%</b>	- 5.7%	105.2%	<b>99.6%</b>	- 5.3%

\* 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

