

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

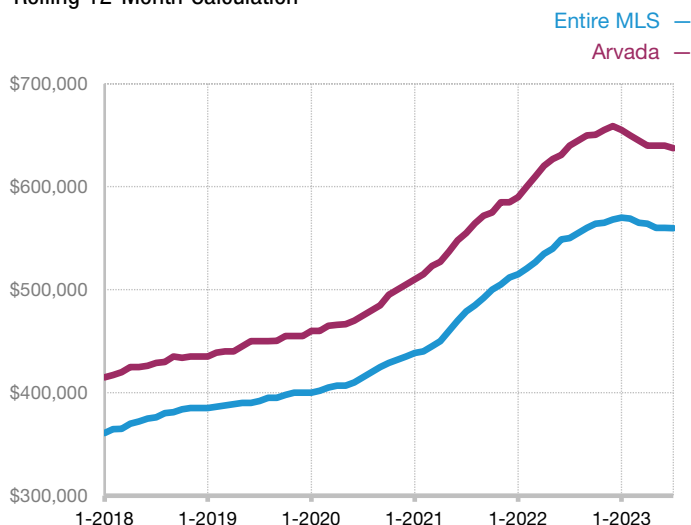
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	305	138	- 54.8%	--	--	--
Under Contract	157	148	- 5.7%	1,161	970	- 16.5%
New Listings	219	153	- 30.1%	1,453	1,044	- 28.1%
Sold Listings	145	129	- 11.0%	1,107	914	- 17.4%
Days on Market Until Sale	16	22	+ 37.5%	12	27	+ 125.0%
Median Sales Price*	\$670,000	\$644,000	- 3.9%	\$675,000	\$640,025	- 5.2%
Average Sales Price*	\$741,064	\$734,498	- 0.9%	\$742,677	\$705,677	- 5.0%
Percent of List Price Received*	100.2%	100.4%	+ 0.2%	105.2%	100.4%	- 4.6%

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	92	66	- 28.3%	--	--	--
Under Contract	56	49	- 12.5%	389	337	- 13.4%
New Listings	82	45	- 45.1%	472	361	- 23.5%
Sold Listings	60	48	- 20.0%	399	312	- 21.8%
Days on Market Until Sale	16	40	+ 150.0%	17	36	+ 111.8%
Median Sales Price*	\$473,000	\$485,000	+ 2.5%	\$460,000	\$463,750	+ 0.8%
Average Sales Price*	\$505,970	\$511,168	+ 1.0%	\$483,272	\$489,833	+ 1.4%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	104.3%	99.7%	- 4.4%

\* 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

