

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

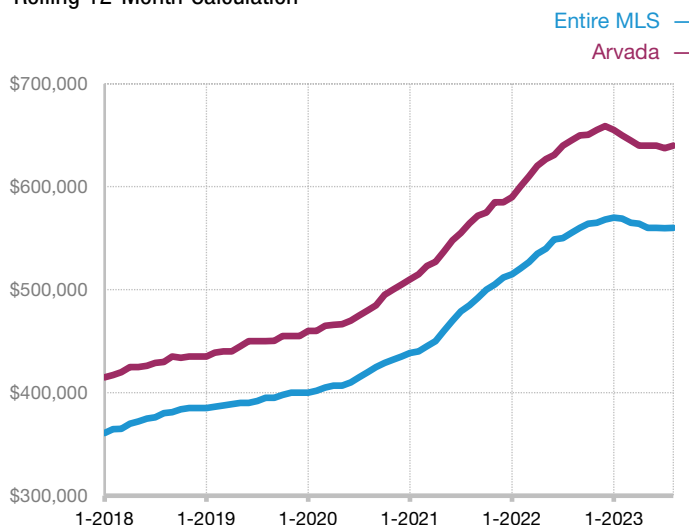
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	291	185	- 36.4%	--	--	--
Under Contract	142	98	- 31.0%	1,303	1,053	- 19.2%
New Listings	170	152	- 10.6%	1,623	1,193	- 26.5%
Sold Listings	160	127	- 20.6%	1,267	1,041	- 17.8%
Days on Market Until Sale	17	21	+ 23.5%	13	26	+ 100.0%
Median Sales Price*	\$646,200	\$657,000	+ 1.7%	\$675,000	\$645,000	- 4.4%
Average Sales Price*	\$698,123	\$720,396	+ 3.2%	\$737,050	\$707,472	- 4.0%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	104.5%	100.3%	- 4.0%

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	91	64	- 29.7%	--	--	--
Under Contract	53	59	+ 11.3%	442	394	- 10.9%
New Listings	56	58	+ 3.6%	528	421	- 20.3%
Sold Listings	55	42	- 23.6%	454	354	- 22.0%
Days on Market Until Sale	15	26	+ 73.3%	17	35	+ 105.9%
Median Sales Price*	\$400,000	\$438,500	+ 9.6%	\$450,000	\$460,000	+ 2.2%
Average Sales Price*	\$430,720	\$498,440	+ 15.7%	\$476,906	\$490,854	+ 2.9%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	103.8%	99.7%	- 3.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

