

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

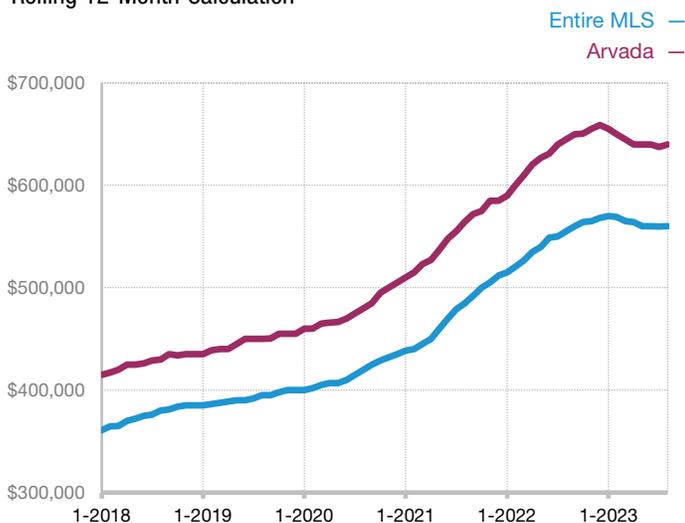
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 08-2022 | Thru 08-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 08-2022 | Thru 08-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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% |

* 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

