

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

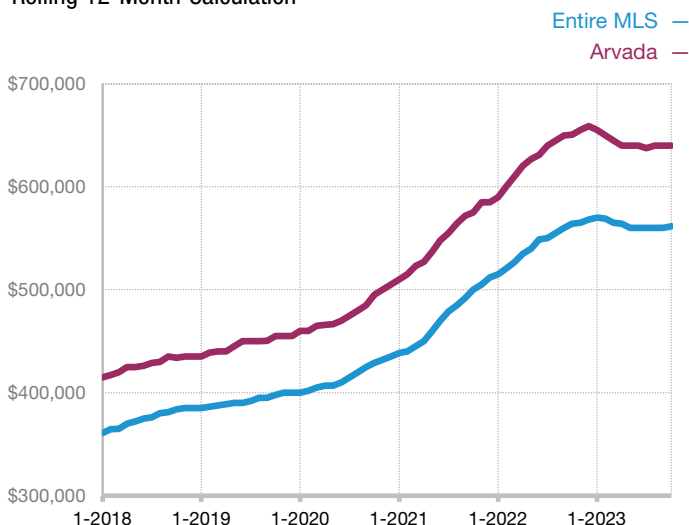
| Single Family                   | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 323       | 192       | - 40.6%                           | --           | --           | --                                |
| Under Contract                  | 98        | 113       | + 15.3%                           | 1,521        | 1,268        | - 16.6%                           |
| New Listings                    | 131       | 115       | - 12.2%                           | 1,940        | 1,467        | - 24.4%                           |
| Sold Listings                   | 112       | 109       | - 2.7%                            | 1,528        | 1,239        | - 18.9%                           |
| Days on Market Until Sale       | 29        | 19        | - 34.5%                           | 15           | 26           | + 73.3%                           |
| Median Sales Price*             | \$630,000 | \$639,500 | + 1.5%                            | \$666,495    | \$648,925    | - 2.6%                            |
| Average Sales Price*            | \$688,757 | \$722,802 | + 4.9%                            | \$730,367    | \$712,401    | - 2.5%                            |
| Percent of List Price Received* | 98.8%     | 99.6%     | + 0.8%                            | 103.5%       | 100.2%       | - 3.2%                            |

\* 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                 | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 107       | 72        | - 32.7%                           | --           | --           | --                                |
| Under Contract                  | 40        | 43        | + 7.5%                            | 527          | 471          | - 10.6%                           |
| New Listings                    | 44        | 40        | - 9.1%                            | 636          | 514          | - 19.2%                           |
| Sold Listings                   | 46        | 43        | - 6.5%                            | 554          | 441          | - 20.4%                           |
| Days on Market Until Sale       | 19        | 40        | + 110.5%                          | 17           | 35           | + 105.9%                          |
| Median Sales Price*             | \$472,500 | \$445,000 | - 5.8%                            | \$448,500    | \$450,000    | + 0.3%                            |
| Average Sales Price*            | \$473,480 | \$506,783 | + 7.0%                            | \$472,748    | \$485,982    | + 2.8%                            |
| Percent of List Price Received* | 99.6%     | 99.3%     | - 0.3%                            | 103.1%       | 99.6%        | - 3.4%                            |

\* 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

