

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

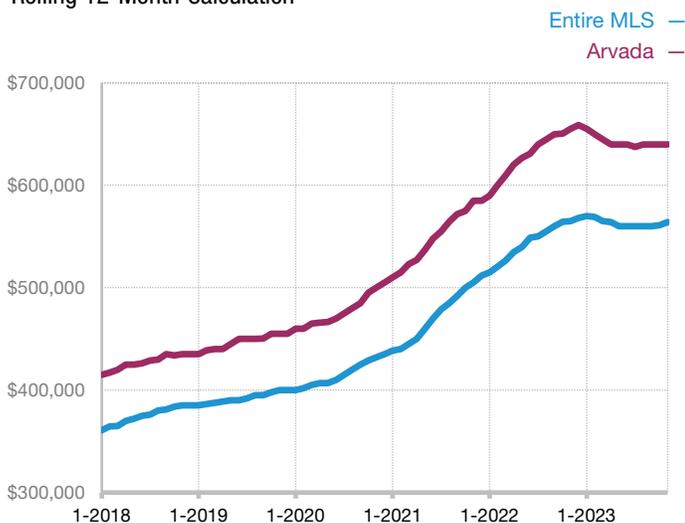
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	279	167	- 40.1%	--	--	--
Under Contract	101	85	- 15.8%	1,622	1,347	- 17.0%
New Listings	93	73	- 21.5%	2,033	1,540	- 24.2%
Sold Listings	98	114	+ 16.3%	1,626	1,353	- 16.8%
Days on Market Until Sale	33	35	+ 6.1%	16	26	+ 62.5%
Median Sales Price*	\$609,500	\$618,000	+ 1.4%	\$661,500	\$645,000	- 2.5%
Average Sales Price*	\$667,853	\$675,480	+ 1.1%	\$726,599	\$709,288	- 2.4%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	103.2%	100.0%	- 3.1%

* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	102	59	- 42.2%	--	--	--
Under Contract	29	34	+ 17.2%	556	504	- 9.4%
New Listings	26	30	+ 15.4%	662	542	- 18.1%
Sold Listings	31	45	+ 45.2%	585	488	- 16.6%
Days on Market Until Sale	22	67	+ 204.5%	17	38	+ 123.5%
Median Sales Price*	\$391,500	\$549,950	+ 40.5%	\$445,000	\$454,511	+ 2.1%
Average Sales Price*	\$434,181	\$509,831	+ 17.4%	\$470,704	\$488,124	+ 3.7%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	102.9%	99.6%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

