

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

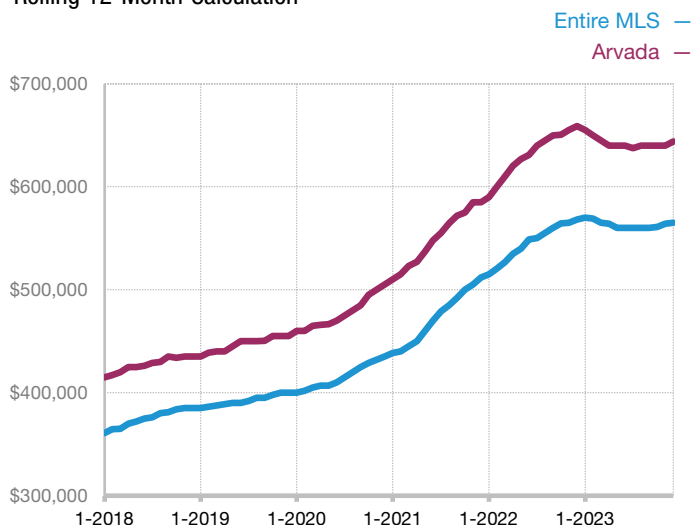
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	196	135	- 31.1%	--	--	--
Under Contract	85	71	- 16.5%	1,707	1,412	- 17.3%
New Listings	53	68	+ 28.3%	2,086	1,608	- 22.9%
Sold Listings	92	85	- 7.6%	1,718	1,438	- 16.3%
Days on Market Until Sale	41	43	+ 4.9%	17	27	+ 58.8%
Median Sales Price*	\$596,250	\$605,000	+ 1.5%	\$659,000	\$644,000	- 2.3%
Average Sales Price*	\$646,615	\$642,949	- 0.6%	\$722,316	\$705,364	- 2.3%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	102.9%	99.9%	- 2.9%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	91	50	- 45.1%	--	--	--
Under Contract	21	24	+ 14.3%	577	523	- 9.4%
New Listings	20	15	- 25.0%	682	557	- 18.3%
Sold Listings	37	40	+ 8.1%	622	528	- 15.1%
Days on Market Until Sale	39	74	+ 89.7%	19	41	+ 115.8%
Median Sales Price*	\$520,000	\$435,000	- 16.3%	\$448,750	\$451,500	+ 0.6%
Average Sales Price*	\$528,726	\$476,138	- 9.9%	\$474,156	\$487,216	+ 2.8%
Percent of List Price Received*	98.3%	100.1%	+ 1.8%	102.6%	99.7%	- 2.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

