

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

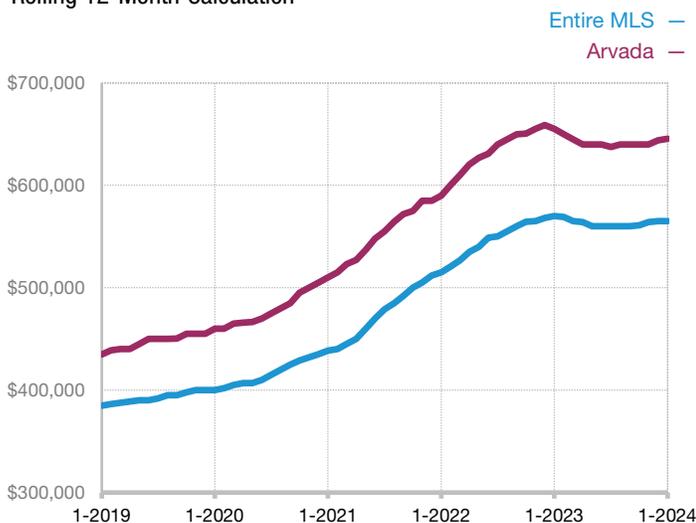
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	146	127	- 13.0%	--	--	--
Under Contract	128	127	- 0.8%	128	127	- 0.8%
New Listings	95	119	+ 25.3%	95	119	+ 25.3%
Sold Listings	81	64	- 21.0%	81	64	- 21.0%
Days on Market Until Sale	42	44	+ 4.8%	42	44	+ 4.8%
Median Sales Price*	\$610,000	\$626,750	+ 2.7%	\$610,000	\$626,750	+ 2.7%
Average Sales Price*	\$627,044	\$703,062	+ 12.1%	\$627,044	\$703,062	+ 12.1%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	97.8%	99.4%	+ 1.6%

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	91	54	- 40.7%	--	--	--
Under Contract	46	29	- 37.0%	46	29	- 37.0%
New Listings	52	34	- 34.6%	52	34	- 34.6%
Sold Listings	21	18	- 14.3%	21	18	- 14.3%
Days on Market Until Sale	34	42	+ 23.5%	34	42	+ 23.5%
Median Sales Price*	\$440,000	\$493,250	+ 12.1%	\$440,000	\$493,250	+ 12.1%
Average Sales Price*	\$487,587	\$485,029	- 0.5%	\$487,587	\$485,029	- 0.5%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.9%	98.8%	- 0.1%

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

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



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

