

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

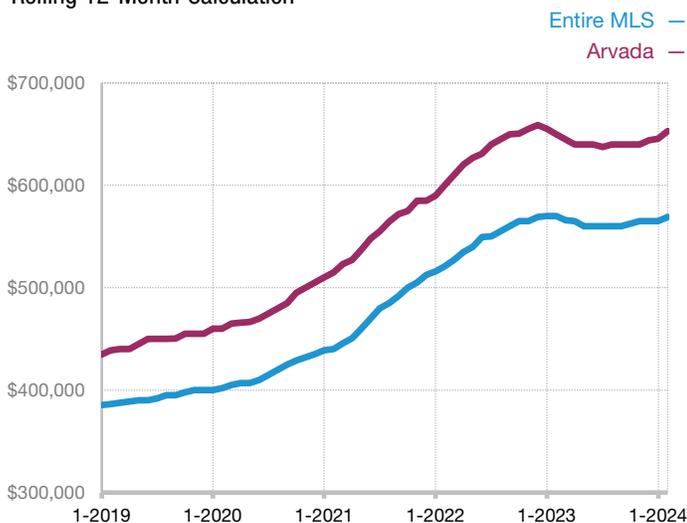
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	137	127	- 7.3%	--	--	--
Under Contract	117	128	+ 9.4%	245	250	+ 2.0%
New Listings	127	138	+ 8.7%	222	257	+ 15.8%
Sold Listings	125	107	- 14.4%	206	171	- 17.0%
Days on Market Until Sale	46	34	- 26.1%	45	38	- 15.6%
Median Sales Price*	\$592,000	\$665,000	+ 12.3%	\$600,000	\$656,000	+ 9.3%
Average Sales Price*	\$647,171	\$707,446	+ 9.3%	\$639,257	\$705,805	+ 10.4%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.5%	99.8%	+ 1.3%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	84	63	- 25.0%	--	--	--
Under Contract	41	32	- 22.0%	87	59	- 32.2%
New Listings	39	41	+ 5.1%	91	75	- 17.6%
Sold Listings	38	21	- 44.7%	59	39	- 33.9%
Days on Market Until Sale	34	69	+ 102.9%	34	56	+ 64.7%
Median Sales Price*	\$430,000	\$420,000	- 2.3%	\$435,000	\$425,000	- 2.3%
Average Sales Price*	\$477,767	\$444,731	- 6.9%	\$481,262	\$463,330	- 3.7%
Percent of List Price Received*	99.8%	98.3%	- 1.5%	99.5%	98.5%	- 1.0%

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

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



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

