

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

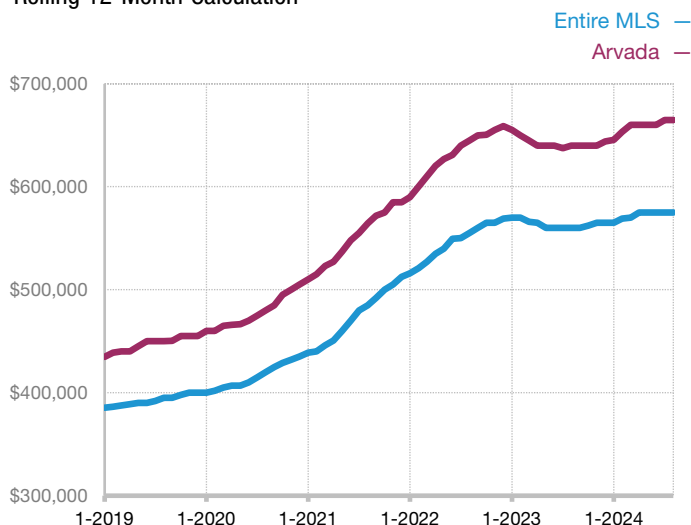
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	228	287	+ 25.9%	--	--	--
Under Contract	92	148	+ 60.9%	1,043	1,131	+ 8.4%
New Listings	150	176	+ 17.3%	1,191	1,425	+ 19.6%
Sold Listings	128	139	+ 8.6%	1,042	1,040	- 0.2%
Days on Market Until Sale	21	25	+ 19.0%	26	25	- 3.8%
Median Sales Price*	\$658,500	\$685,000	+ 4.0%	\$645,500	\$677,500	+ 5.0%
Average Sales Price*	\$722,112	\$726,625	+ 0.6%	\$707,695	\$737,349	+ 4.2%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	100.3%	100.1%	- 0.2%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	82	102	+ 24.4%	--	--	--
Under Contract	57	41	- 28.1%	389	300	- 22.9%
New Listings	59	43	- 27.1%	423	396	- 6.4%
Sold Listings	43	43	0.0%	356	275	- 22.8%
Days on Market Until Sale	30	43	+ 43.3%	36	49	+ 36.1%
Median Sales Price*	\$445,000	\$466,075	+ 4.7%	\$461,250	\$438,000	- 5.0%
Average Sales Price*	\$501,839	\$463,762	- 7.6%	\$491,558	\$457,161	- 7.0%
Percent of List Price Received*	100.1%	98.5%	- 1.6%	99.7%	99.2%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

