

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

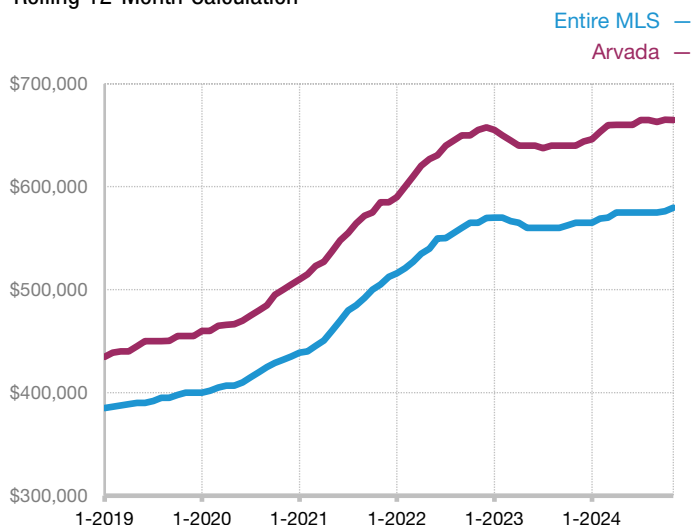
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	216	218	+ 0.9%	--	--	--
Under Contract	79	109	+ 38.0%	1,341	1,537	+ 14.6%
New Listings	73	80	+ 9.6%	1,540	1,876	+ 21.8%
Sold Listings	114	111	- 2.6%	1,354	1,461	+ 7.9%
Days on Market Until Sale	35	35	0.0%	26	28	+ 7.7%
Median Sales Price*	\$618,000	\$654,000	+ 5.8%	\$645,000	\$670,000	+ 3.9%
Average Sales Price*	\$675,480	\$715,744	+ 6.0%	\$709,277	\$732,253	+ 3.2%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	100.0%	99.8%	- 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	74	92	+ 24.3%	--	--	--
Under Contract	32	29	- 9.4%	499	402	- 19.4%
New Listings	30	26	- 13.3%	542	546	+ 0.7%
Sold Listings	45	37	- 17.8%	491	394	- 19.8%
Days on Market Until Sale	67	42	- 37.3%	39	48	+ 23.1%
Median Sales Price*	\$549,950	\$464,500	- 15.5%	\$454,800	\$440,000	- 3.3%
Average Sales Price*	\$509,831	\$456,732	- 10.4%	\$488,503	\$451,860	- 7.5%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.6%	99.0%	- 0.6%

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

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



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

