

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

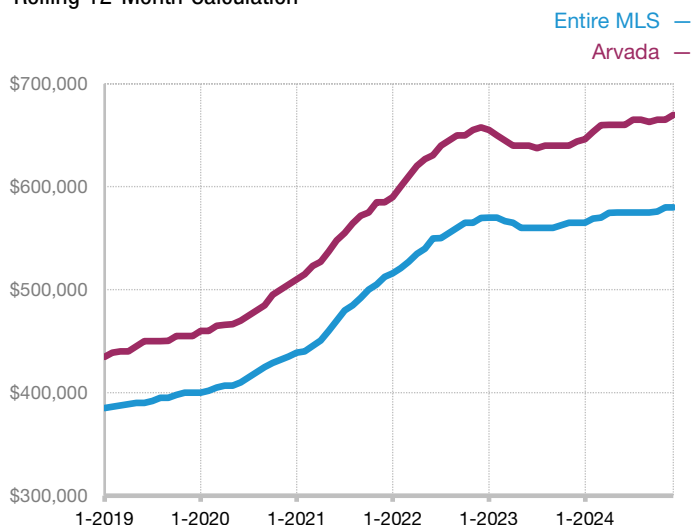
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	176	152	- 13.6%	--	--	--
Under Contract	68	93	+ 36.8%	1,409	1,623	+ 15.2%
New Listings	68	62	- 8.8%	1,608	1,939	+ 20.6%
Sold Listings	85	134	+ 57.6%	1,439	1,595	+ 10.8%
Days on Market Until Sale	43	51	+ 18.6%	27	30	+ 11.1%
Median Sales Price*	\$605,000	\$669,307	+ 10.6%	\$644,000	\$670,000	+ 4.0%
Average Sales Price*	\$642,949	\$744,297	+ 15.8%	\$705,357	\$733,265	+ 4.0%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.9%	99.8%	- 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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	61	68	+ 11.5%	--	--	--
Under Contract	21	33	+ 57.1%	520	432	- 16.9%
New Listings	15	25	+ 66.7%	557	571	+ 2.5%
Sold Listings	40	30	- 25.0%	531	424	- 20.2%
Days on Market Until Sale	74	51	- 31.1%	42	48	+ 14.3%
Median Sales Price*	\$435,000	\$429,975	- 1.2%	\$453,000	\$438,950	- 3.1%
Average Sales Price*	\$476,138	\$435,326	- 8.6%	\$487,572	\$450,690	- 7.6%
Percent of List Price Received*	100.1%	98.5%	- 1.6%	99.6%	99.0%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

