

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

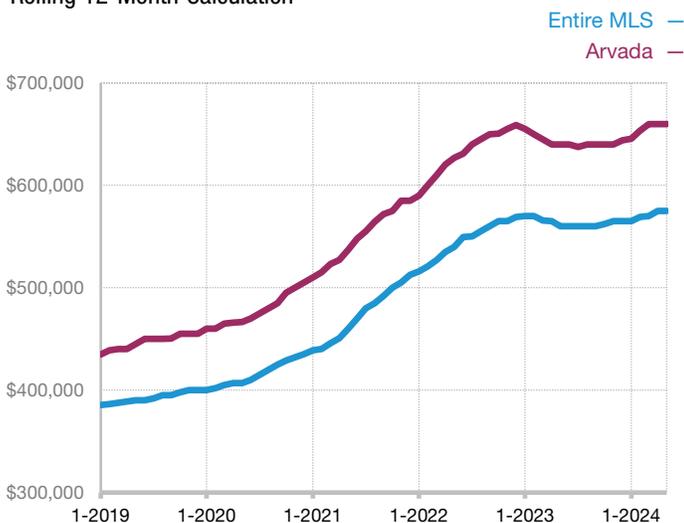
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	166	<b>253</b>	+ 52.4%	--	--	--
Under Contract	160	<b>153</b>	- 4.4%	684	<b>694</b>	+ 1.5%
New Listings	151	<b>267</b>	+ 76.8%	727	<b>872</b>	+ 19.9%
Sold Listings	161	<b>151</b>	- 6.2%	636	<b>610</b>	- 4.1%
Days on Market Until Sale	15	<b>13</b>	- 13.3%	29	<b>26</b>	- 10.3%
Median Sales Price*	\$675,000	<b>\$663,000</b>	- 1.8%	\$637,000	<b>\$670,000</b>	+ 5.2%
Average Sales Price*	\$726,537	<b>\$715,120</b>	- 1.6%	\$697,584	<b>\$731,629</b>	+ 4.9%
Percent of List Price Received*	101.4%	<b>100.4%</b>	- 1.0%	100.3%	<b>100.3%</b>	0.0%

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	93	<b>95</b>	+ 2.2%	--	--	--
Under Contract	41	<b>38</b>	- 7.3%	238	<b>181</b>	- 23.9%
New Listings	47	<b>58</b>	+ 23.4%	266	<b>239</b>	- 10.2%
Sold Listings	72	<b>47</b>	- 34.7%	217	<b>162</b>	- 25.3%
Days on Market Until Sale	34	<b>35</b>	+ 2.9%	34	<b>50</b>	+ 47.1%
Median Sales Price*	\$510,000	<b>\$410,000</b>	- 19.6%	\$453,000	<b>\$440,000</b>	- 2.9%
Average Sales Price*	\$499,146	<b>\$435,991</b>	- 12.7%	\$480,599	<b>\$462,113</b>	- 3.8%
Percent of List Price Received*	99.5%	<b>99.4%</b>	- 0.1%	99.6%	<b>99.2%</b>	- 0.4%

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



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

