

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

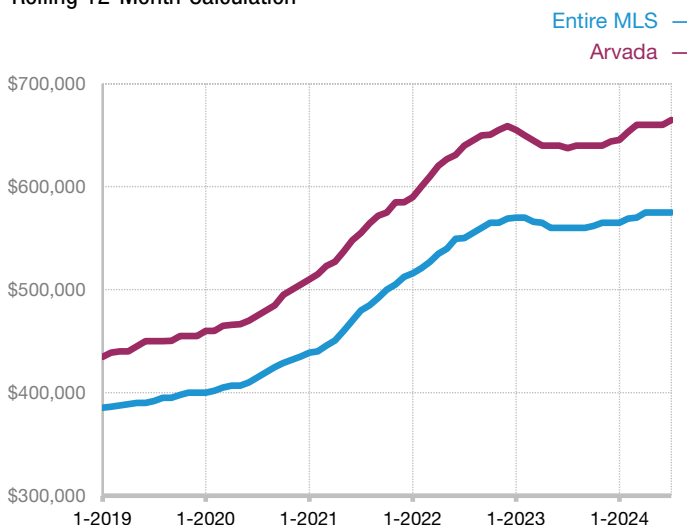
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	188	284	+ 51.1%	--	--	--
Under Contract	132	155	+ 17.4%	951	998	+ 4.9%
New Listings	152	167	+ 9.9%	1,041	1,249	+ 20.0%
Sold Listings	129	155	+ 20.2%	914	903	- 1.2%
Days on Market Until Sale	22	25	+ 13.6%	27	25	- 7.4%
Median Sales Price*	\$644,000	\$690,000	+ 7.1%	\$640,025	\$676,000	+ 5.6%
Average Sales Price*	\$734,498	\$734,622	+ 0.0%	\$705,677	\$738,817	+ 4.7%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.4%	100.2%	- 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	88	115	+ 30.7%	--	--	--
Under Contract	46	44	- 4.3%	332	259	- 22.0%
New Listings	45	50	+ 11.1%	364	353	- 3.0%
Sold Listings	49	40	- 18.4%	313	232	- 25.9%
Days on Market Until Sale	40	42	+ 5.0%	37	50	+ 35.1%
Median Sales Price*	\$495,000	\$413,750	- 16.4%	\$465,000	\$432,500	- 7.0%
Average Sales Price*	\$512,980	\$431,908	- 15.8%	\$490,145	\$455,937	- 7.0%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	99.6%	99.3%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

