

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

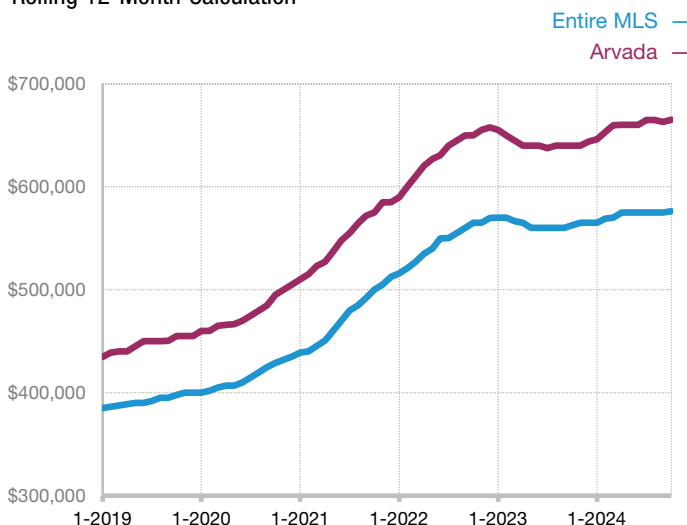
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	236	271	+ 14.8%	--	--	--
Under Contract	107	145	+ 35.5%	1,262	1,439	+ 14.0%
New Listings	115	146	+ 27.0%	1,467	1,798	+ 22.6%
Sold Listings	109	139	+ 27.5%	1,240	1,351	+ 9.0%
Days on Market Until Sale	19	36	+ 89.5%	26	27	+ 3.8%
Median Sales Price*	\$639,500	\$660,000	+ 3.2%	\$649,000	\$672,000	+ 3.5%
Average Sales Price*	\$722,802	\$757,793	+ 4.8%	\$712,387	\$733,691	+ 3.0%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	100.2%	99.9%	- 0.3%

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	85	112	+ 31.8%	--	--	--
Under Contract	42	42	0.0%	467	373	- 20.1%
New Listings	38	54	+ 42.1%	512	520	+ 1.6%
Sold Listings	44	31	- 29.5%	446	357	- 20.0%
Days on Market Until Sale	39	58	+ 48.7%	36	48	+ 33.3%
Median Sales Price*	\$442,500	\$424,900	- 4.0%	\$450,000	\$438,000	- 2.7%
Average Sales Price*	\$502,345	\$423,123	- 15.8%	\$486,351	\$451,355	- 7.2%
Percent of List Price Received*	99.3%	97.8%	- 1.5%	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

