

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

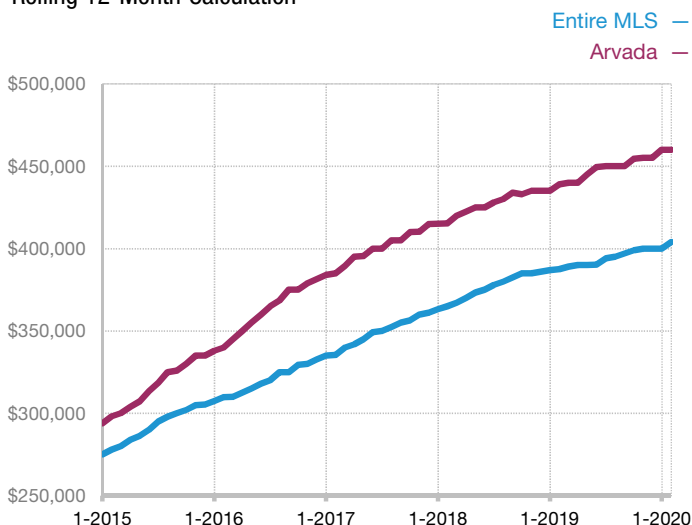
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	214	125	- 41.6%	--	--	--
Under Contract	162	188	+ 16.0%	318	334	+ 5.0%
New Listings	166	167	+ 0.6%	324	335	+ 3.4%
Sold Listings	128	115	- 10.2%	205	214	+ 4.4%
Days on Market Until Sale	34	27	- 20.6%	37	33	- 10.8%
Median Sales Price*	\$445,000	\$476,000	+ 7.0%	\$435,000	\$477,950	+ 9.9%
Average Sales Price*	\$489,447	\$502,936	+ 2.8%	\$480,744	\$497,261	+ 3.4%
Percent of List Price Received*	99.2%	101.1%	+ 1.9%	99.0%	100.2%	+ 1.2%

* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	60	30	- 50.0%	--	--	--
Under Contract	51	54	+ 5.9%	88	109	+ 23.9%
New Listings	50	48	- 4.0%	98	105	+ 7.1%
Sold Listings	34	46	+ 35.3%	61	69	+ 13.1%
Days on Market Until Sale	30	26	- 13.3%	28	30	+ 7.1%
Median Sales Price*	\$282,750	\$295,750	+ 4.6%	\$280,500	\$309,000	+ 10.2%
Average Sales Price*	\$347,990	\$326,815	- 6.1%	\$320,318	\$330,485	+ 3.2%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.8%	99.2%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

