

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

RE/MAX ALLIANCE Compliments of: **ANTHONY RAEI / 303.520.3179**

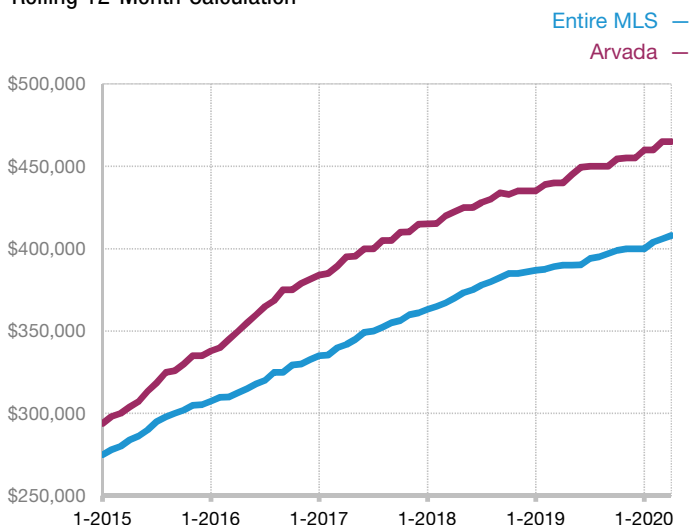
Single Family	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	250	174	- 30.4%	--	--	--
Under Contract	202	126	- 37.6%	699	612	- 12.4%
New Listings	244	144	- 41.0%	784	696	- 11.2%
Sold Listings	179	146	- 18.4%	555	554	- 0.2%
Days on Market Until Sale	27	12	- 55.6%	32	26	- 18.8%
Median Sales Price*	\$478,000	\$485,000	+ 1.5%	\$458,500	\$495,000	+ 8.0%
Average Sales Price*	\$515,617	\$523,458	+ 1.5%	\$501,241	\$517,136	+ 3.2%
Percent of List Price Received*	99.8%	100.8%	+ 1.0%	99.4%	100.5%	+ 1.1%

* 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	April			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	67	44	- 34.3%	--	--	--
Under Contract	54	31	- 42.6%	196	173	- 11.7%
New Listings	73	49	- 32.9%	226	196	- 13.3%
Sold Listings	44	39	- 11.4%	163	158	- 3.1%
Days on Market Until Sale	19	16	- 15.8%	26	25	- 3.8%
Median Sales Price*	\$290,450	\$337,000	+ 16.0%	\$290,000	\$336,000	+ 15.9%
Average Sales Price*	\$312,732	\$346,251	+ 10.7%	\$321,728	\$334,331	+ 3.9%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.9%	99.7%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

