

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

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

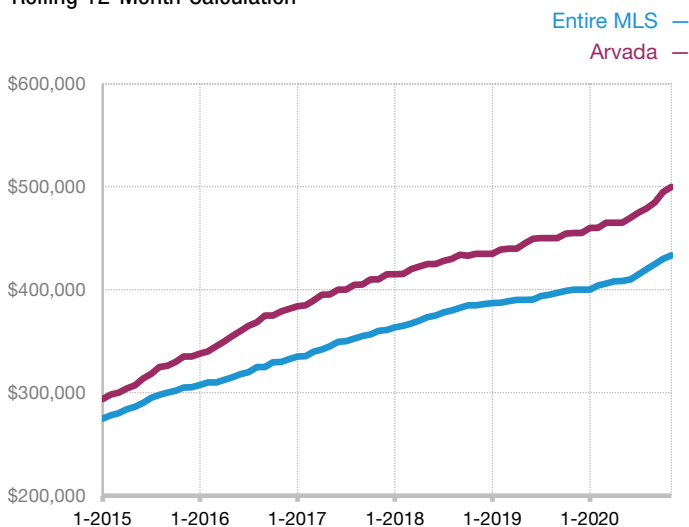
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	263	54	- 79.5%	--	--	--
Under Contract	135	165	+ 22.2%	1,991	2,086	+ 4.8%
New Listings	104	122	+ 17.3%	2,296	2,132	- 7.1%
Sold Listings	142	165	+ 16.2%	1,918	1,988	+ 3.6%
Days on Market Until Sale	33	12	- 63.6%	27	20	- 25.9%
Median Sales Price*	\$441,000	\$510,000	+ 15.6%	\$456,500	\$501,650	+ 9.9%
Average Sales Price*	\$467,293	\$547,202	+ 17.1%	\$497,483	\$539,450	+ 8.4%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	99.5%	100.8%	+ 1.3%

\* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	65	20	- 69.2%	--	--	--
Under Contract	40	43	+ 7.5%	557	599	+ 7.5%
New Listings	39	36	- 7.7%	620	620	0.0%
Sold Listings	45	37	- 17.8%	543	556	+ 2.4%
Days on Market Until Sale	30	11	- 63.3%	24	17	- 29.2%
Median Sales Price*	\$334,000	\$300,000	- 10.2%	\$317,500	\$330,500	+ 4.1%
Average Sales Price*	\$325,400	\$313,956	- 3.5%	\$326,304	\$338,987	+ 3.9%
Percent of List Price Received*	99.3%	100.6%	+ 1.3%	99.7%	100.1%	+ 0.4%

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



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

