

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

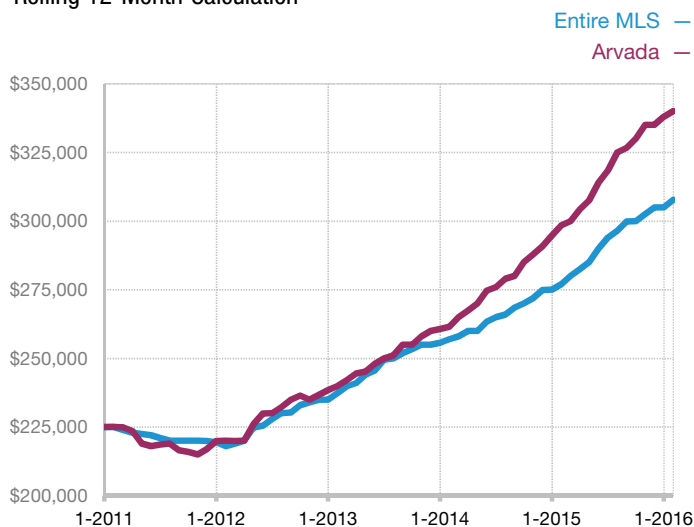
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	199	138	- 30.7%	--	--	--
Under Contract	154	173	+ 12.3%	283	296	+ 4.6%
New Listings	147	150	+ 2.0%	289	276	- 4.5%
Sold Listings	111	86	- 22.5%	197	195	- 1.0%
Days on Market Until Sale	29	39	+ 34.5%	32	37	+ 15.6%
Median Sales Price*	\$312,000	\$357,625	+ 14.6%	\$310,000	\$345,000	+ 11.3%
Average Sales Price*	\$351,418	\$395,837	+ 12.6%	\$352,444	\$387,046	+ 9.8%
Percent of List Price Received*	100.6%	100.7%	+ 0.1%	100.3%	99.6%	- 0.7%

\* 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	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	28	12	- 57.1%	--	--	--
Under Contract	40	38	- 5.0%	62	78	+ 25.8%
New Listings	42	35	- 16.7%	76	73	- 3.9%
Sold Listings	34	28	- 17.6%	50	49	- 2.0%
Days on Market Until Sale	18	12	- 33.3%	16	17	+ 6.3%
Median Sales Price*	\$169,450	\$250,700	+ 47.9%	\$181,500	\$210,000	+ 15.7%
Average Sales Price*	\$188,099	\$253,212	+ 34.6%	\$196,003	\$232,712	+ 18.7%
Percent of List Price Received*	101.6%	102.4%	+ 0.8%	101.0%	101.1%	+ 0.1%

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



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

