

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

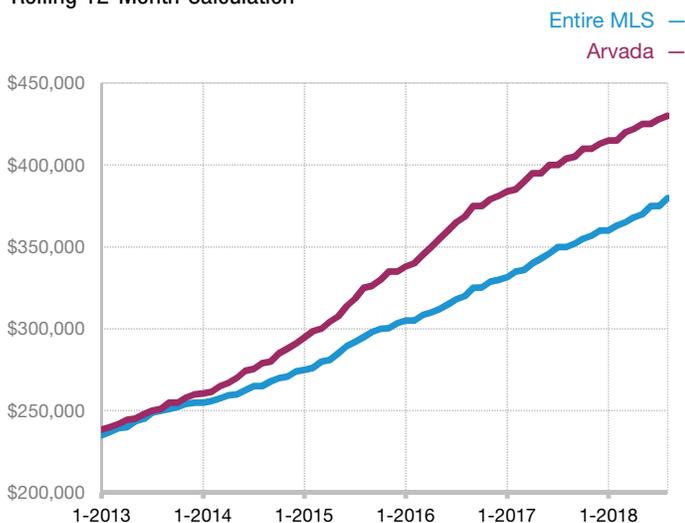
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	330	228	- 30.9%	--	--	--
Under Contract	201	166	- 17.4%	1,476	1,484	+ 0.5%
New Listings	257	208	- 19.1%	1,721	1,690	- 1.8%
Sold Listings	169	193	+ 14.2%	1,402	1,434	+ 2.3%
Days on Market Until Sale	23	21	- 8.7%	26	22	- 15.4%
Median Sales Price*	\$406,500	\$445,000	+ 9.5%	\$412,993	\$440,000	+ 6.5%
Average Sales Price*	\$449,872	\$488,297	+ 8.5%	\$452,258	\$482,658	+ 6.7%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.3%	100.2%	- 0.1%

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	51	58	+ 13.7%	--	--	--
Under Contract	48	52	+ 8.3%	398	388	- 2.5%
New Listings	62	73	+ 17.7%	438	452	+ 3.2%
Sold Listings	52	46	- 11.5%	370	345	- 6.8%
Days on Market Until Sale	9	12	+ 33.3%	15	14	- 6.7%
Median Sales Price*	\$254,250	\$283,750	+ 11.6%	\$266,350	\$280,000	+ 5.1%
Average Sales Price*	\$275,154	\$325,827	+ 18.4%	\$280,049	\$307,711	+ 9.9%
Percent of List Price Received*	100.8%	100.2%	- 0.6%	101.3%	101.2%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

