

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

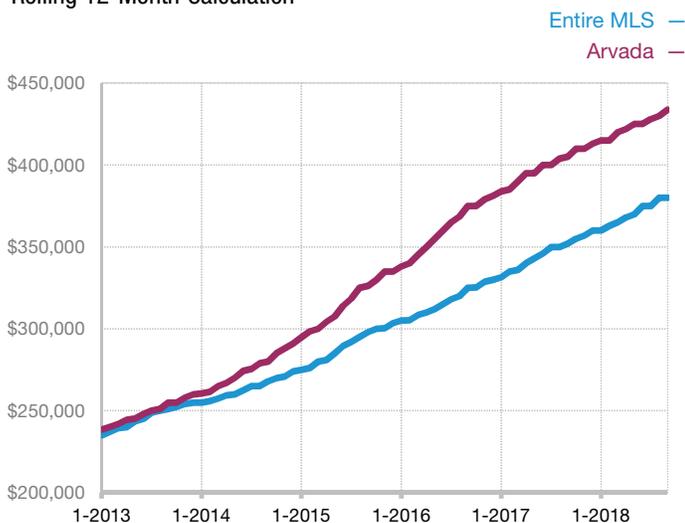
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	350	<b>272</b>	- 22.3%	--	--	--
Under Contract	173	<b>167</b>	- 3.5%	1,649	<b>1,636</b>	- 0.8%
New Listings	217	<b>226</b>	+ 4.1%	1,938	<b>1,914</b>	- 1.2%
Sold Listings	181	<b>116</b>	- 35.9%	1,584	<b>1,557</b>	- 1.7%
Days on Market Until Sale	30	<b>25</b>	- 16.7%	27	<b>23</b>	- 14.8%
Median Sales Price*	\$411,250	<b>\$439,950</b>	+ 7.0%	\$412,986	<b>\$440,000</b>	+ 6.5%
Average Sales Price*	\$441,488	<b>\$491,841</b>	+ 11.4%	\$451,026	<b>\$483,178</b>	+ 7.1%
Percent of List Price Received*	99.2%	<b>99.1%</b>	- 0.1%	100.2%	<b>100.1%</b>	- 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	66	<b>69</b>	+ 4.5%	--	--	--
Under Contract	49	<b>46</b>	- 6.1%	447	<b>427</b>	- 4.5%
New Listings	65	<b>60</b>	- 7.7%	503	<b>513</b>	+ 2.0%
Sold Listings	43	<b>47</b>	+ 9.3%	413	<b>392</b>	- 5.1%
Days on Market Until Sale	16	<b>16</b>	0.0%	15	<b>14</b>	- 6.7%
Median Sales Price*	\$283,000	<b>\$309,900</b>	+ 9.5%	\$270,000	<b>\$282,250</b>	+ 4.5%
Average Sales Price*	\$294,193	<b>\$315,646</b>	+ 7.3%	\$281,522	<b>\$308,662</b>	+ 9.6%
Percent of List Price Received*	100.6%	<b>100.0%</b>	- 0.6%	101.2%	<b>101.1%</b>	- 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.

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



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

