

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

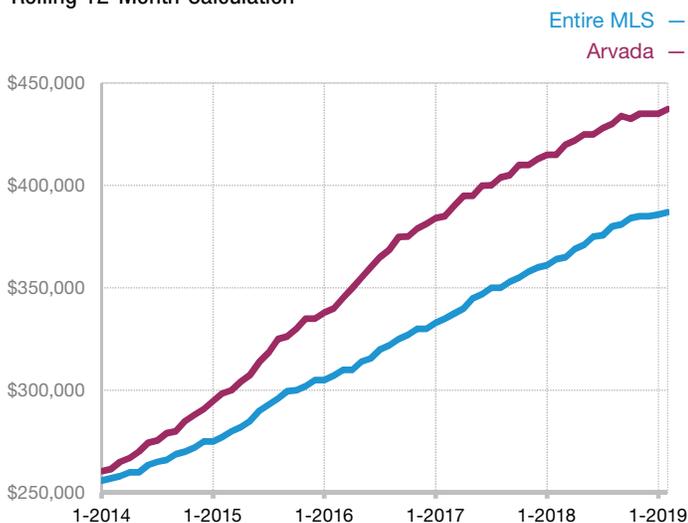
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	185	179	- 3.2%	--	--	--
Under Contract	159	171	+ 7.5%	320	327	+ 2.2%
New Listings	163	167	+ 2.5%	311	326	+ 4.8%
Sold Listings	145	122	- 15.9%	254	198	- 22.0%
Days on Market Until Sale	32	34	+ 6.3%	32	38	+ 18.8%
Median Sales Price*	\$421,100	\$444,250	+ 5.5%	\$422,200	\$432,000	+ 2.3%
Average Sales Price*	\$446,941	\$489,552	+ 9.5%	\$450,099	\$480,398	+ 6.7%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	99.8%	99.0%	- 0.8%

* 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		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	49	45	- 8.2%	--	--	--
Under Contract	39	53	+ 35.9%	80	92	+ 15.0%
New Listings	46	51	+ 10.9%	101	98	- 3.0%
Sold Listings	36	34	- 5.6%	61	62	+ 1.6%
Days on Market Until Sale	10	30	+ 200.0%	15	28	+ 86.7%
Median Sales Price*	\$265,000	\$282,750	+ 6.7%	\$267,200	\$281,250	+ 5.3%
Average Sales Price*	\$292,780	\$347,990	+ 18.9%	\$299,176	\$324,103	+ 8.3%
Percent of List Price Received*	101.8%	100.3%	- 1.5%	101.5%	99.8%	- 1.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

