

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

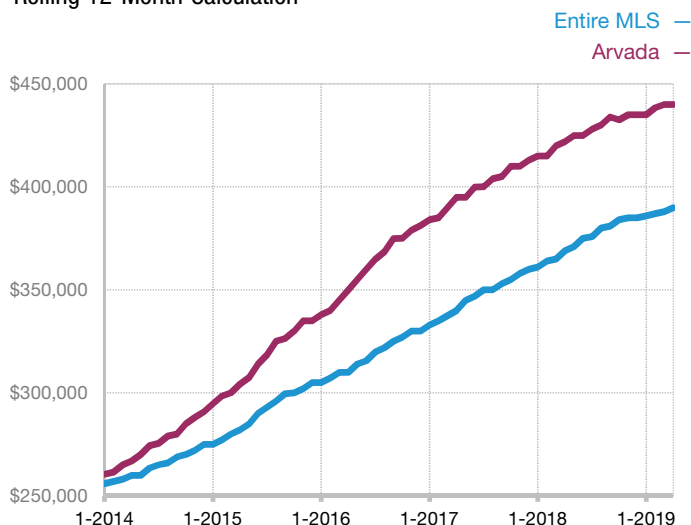
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	193	205	+ 6.2%	--	--	--
Under Contract	196	217	+ 10.7%	723	716	- 1.0%
New Listings	225	246	+ 9.3%	756	785	+ 3.8%
Sold Listings	184	174	- 5.4%	634	550	- 13.2%
Days on Market Until Sale	22	28	+ 27.3%	28	32	+ 14.3%
Median Sales Price*	\$468,750	\$477,250	+ 1.8%	\$437,500	\$456,100	+ 4.3%
Average Sales Price*	\$500,977	\$514,191	+ 2.6%	\$474,677	\$500,561	+ 5.5%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	100.3%	99.4%	- 0.9%

\* 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	45	58	+ 28.9%	--	--	--
Under Contract	59	55	- 6.8%	188	199	+ 5.9%
New Listings	54	73	+ 35.2%	211	227	+ 7.6%
Sold Listings	41	41	0.0%	147	160	+ 8.8%
Days on Market Until Sale	8	19	+ 137.5%	13	26	+ 100.0%
Median Sales Price*	\$284,000	\$295,000	+ 3.9%	\$281,000	\$293,500	+ 4.4%
Average Sales Price*	\$308,277	\$309,800	+ 0.5%	\$305,723	\$323,758	+ 5.9%
Percent of List Price Received*	102.4%	100.1%	- 2.2%	101.7%	100.0%	- 1.7%

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



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

