

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

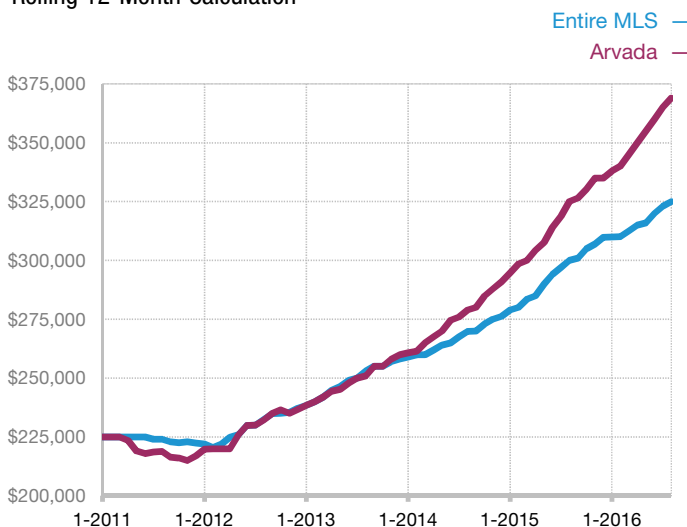
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	277	279	+ 0.7%	--	--	--
Under Contract	206	211	+ 2.4%	1,447	1,455	+ 0.6%
New Listings	208	238	+ 14.4%	1,644	1,675	+ 1.9%
Sold Listings	187	189	+ 1.1%	1,317	1,327	+ 0.8%
Days on Market Until Sale	22	23	+ 4.5%	23	27	+ 17.4%
Median Sales Price*	\$340,000	\$375,000	+ 10.3%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$375,880	\$425,021	+ 13.1%	\$371,324	\$418,845	+ 12.8%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	101.0%	100.8%	- 0.2%

\* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	45	32	- 28.9%	--	--	--
Under Contract	64	52	- 18.8%	395	385	- 2.5%
New Listings	57	52	- 8.8%	437	413	- 5.5%
Sold Listings	60	48	- 20.0%	353	340	- 3.7%
Days on Market Until Sale	9	8	- 11.1%	9	11	+ 22.2%
Median Sales Price*	\$207,000	\$233,000	+ 12.6%	\$196,000	\$230,000	+ 17.3%
Average Sales Price*	\$230,964	\$251,675	+ 9.0%	\$213,407	\$246,087	+ 15.3%
Percent of List Price Received*	101.3%	101.8%	+ 0.5%	101.8%	102.6%	+ 0.8%

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



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

