

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

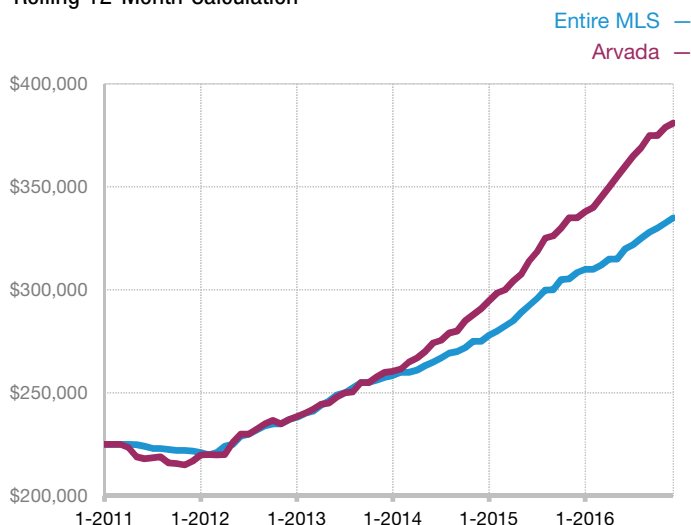
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	227	176	- 22.5%	--	--	--
Under Contract	97	108	+ 11.3%	2,001	2,043	+ 2.1%
New Listings	86	85	- 1.2%	2,218	2,259	+ 1.8%
Sold Listings	162	147	- 9.3%	1,968	2,021	+ 2.7%
Days on Market Until Sale	34	38	+ 11.8%	24	28	+ 16.7%
Median Sales Price*	\$341,500	\$397,000	+ 16.3%	\$335,000	\$381,000	+ 13.7%
Average Sales Price*	\$387,249	\$428,442	+ 10.6%	\$372,253	\$418,001	+ 12.3%
Percent of List Price Received*	99.2%	99.2%	0.0%	100.5%	100.4%	- 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	31	21	- 32.3%	--	--	--
Under Contract	18	16	- 11.1%	537	536	- 0.2%
New Listings	12	12	0.0%	573	559	- 2.4%
Sold Listings	40	48	+ 20.0%	540	528	- 2.2%
Days on Market Until Sale	18	30	+ 66.7%	11	13	+ 18.2%
Median Sales Price*	\$217,500	\$268,000	+ 23.2%	\$201,500	\$234,500	+ 16.4%
Average Sales Price*	\$240,566	\$278,126	+ 15.6%	\$216,770	\$251,514	+ 16.0%
Percent of List Price Received*	100.9%	100.8%	- 0.1%	101.5%	101.9%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

