

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

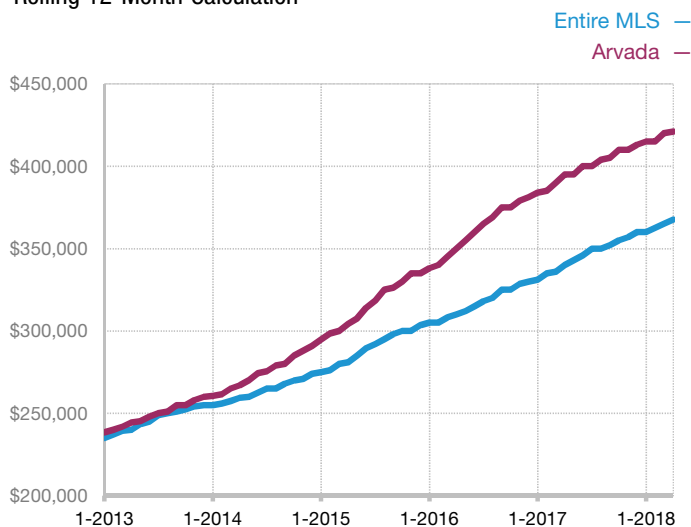
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	239	151	- 36.8%	--	--	--
Under Contract	198	210	+ 6.1%	679	738	+ 8.7%
New Listings	237	226	- 4.6%	749	759	+ 1.3%
Sold Listings	183	174	- 4.9%	570	622	+ 9.1%
Days on Market Until Sale	25	21	- 16.0%	33	28	- 15.2%
Median Sales Price*	\$422,500	<b>\$468,750</b>	+ 10.9%	\$410,000	<b>\$435,000</b>	+ 6.1%
Average Sales Price*	\$457,787	<b>\$499,190</b>	+ 9.0%	\$441,551	<b>\$473,264</b>	+ 7.2%
Percent of List Price Received*	100.4%	<b>100.6%</b>	+ 0.2%	100.2%	<b>100.3%</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	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	31	36	+ 16.1%	--	--	--
Under Contract	63	57	- 9.5%	188	186	- 1.1%
New Listings	64	54	- 15.6%	198	211	+ 6.6%
Sold Listings	56	40	- 28.6%	144	146	+ 1.4%
Days on Market Until Sale	13	8	- 38.5%	20	13	- 35.0%
Median Sales Price*	\$266,350	<b>\$284,500</b>	+ 6.8%	\$270,000	<b>\$281,475</b>	+ 4.3%
Average Sales Price*	\$284,019	<b>\$309,084</b>	+ 8.8%	\$278,912	<b>\$305,926</b>	+ 9.7%
Percent of List Price Received*	101.9%	<b>102.2%</b>	+ 0.3%	101.0%	<b>101.7%</b>	+ 0.7%

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



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

