

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

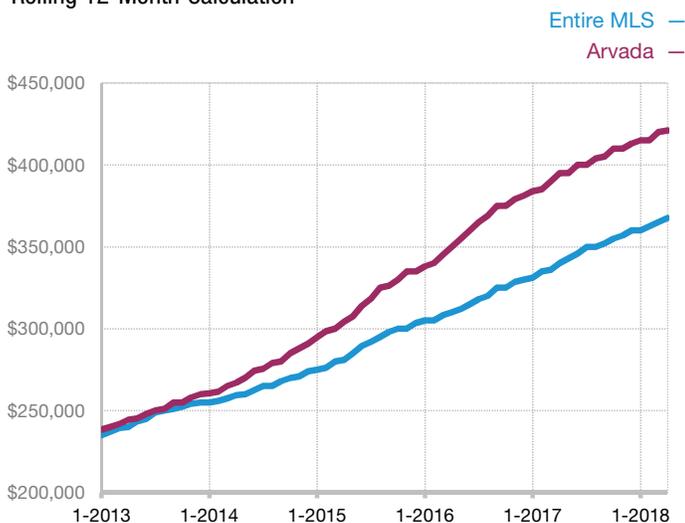
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	239	151	- 36.8%	--	--	--
Under Contract	198	210	+ 6.1%	679	738	+ 8.7%
New Listings	237	226	- 4.6%	749	759	+ 1.3%
Sold Listings	183	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	\$468,750	+ 10.9%	\$410,000	\$435,000	+ 6.1%
Average Sales Price*	\$457,787	\$499,190	+ 9.0%	\$441,551	\$473,264	+ 7.2%
Percent of List Price Received*	100.4%	100.6%	+ 0.2%	100.2%	100.3%	+ 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		
	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	\$284,500	+ 6.8%	\$270,000	\$281,475	+ 4.3%
Average Sales Price*	\$284,019	\$309,084	+ 8.8%	\$278,912	\$305,926	+ 9.7%
Percent of List Price Received*	101.9%	102.2%	+ 0.3%	101.0%	101.7%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

