

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

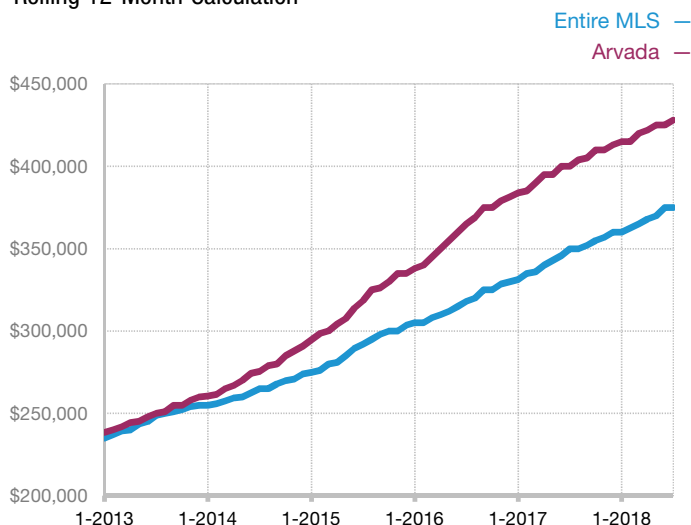
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	302	208	- 31.1%	--	--	--
Under Contract	157	200	+ 27.4%	1,276	1,328	+ 4.1%
New Listings	219	204	- 6.8%	1,464	1,486	+ 1.5%
Sold Listings	202	174	- 13.9%	1,233	1,229	- 0.3%
Days on Market Until Sale	21	17	- 19.0%	27	23	- 14.8%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$415,000	\$439,750	+ 6.0%
Average Sales Price*	\$451,959	\$488,645	+ 8.1%	\$452,585	\$481,844	+ 6.5%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	100.4%	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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	39	45	+ 15.4%	--	--	--
Under Contract	51	48	- 5.9%	350	338	- 3.4%
New Listings	52	51	- 1.9%	376	379	+ 0.8%
Sold Listings	55	40	- 27.3%	318	298	- 6.3%
Days on Market Until Sale	19	7	- 63.2%	16	14	- 12.5%
Median Sales Price*	\$275,000	\$278,500	+ 1.3%	\$268,350	\$280,500	+ 4.5%
Average Sales Price*	\$285,981	\$294,048	+ 2.8%	\$280,850	\$305,135	+ 8.6%
Percent of List Price Received*	101.1%	100.9%	- 0.2%	101.4%	101.4%	0.0%

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



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

