

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

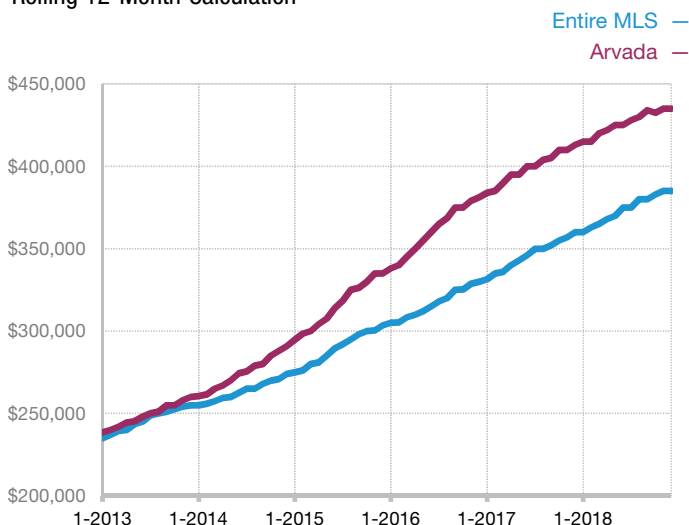
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	239	221	- 7.5%	--	--	--
Under Contract	113	81	- 28.3%	2,098	2,025	- 3.5%
New Listings	96	79	- 17.7%	2,359	2,350	- 0.4%
Sold Listings	154	141	- 8.4%	2,113	2,039	- 3.5%
Days on Market Until Sale	34	34	0.0%	27	24	- 11.1%
Median Sales Price*	\$423,741	\$430,000	+ 1.5%	\$412,993	\$435,000	+ 5.3%
Average Sales Price*	\$458,103	\$465,976	+ 1.7%	\$450,528	\$480,241	+ 6.6%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	100.0%	99.8%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	39	52	+ 33.3%	--	--	--
Under Contract	22	25	+ 13.6%	565	543	- 3.9%
New Listings	16	19	+ 18.8%	604	628	+ 4.0%
Sold Listings	40	40	0.0%	568	525	- 7.6%
Days on Market Until Sale	35	35	0.0%	17	17	0.0%
Median Sales Price*	\$287,250	\$297,475	+ 3.6%	\$270,000	\$285,000	+ 5.6%
Average Sales Price*	\$294,434	\$306,708	+ 4.2%	\$282,192	\$311,086	+ 10.2%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	100.8%	100.7%	- 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.

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



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

