

# Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

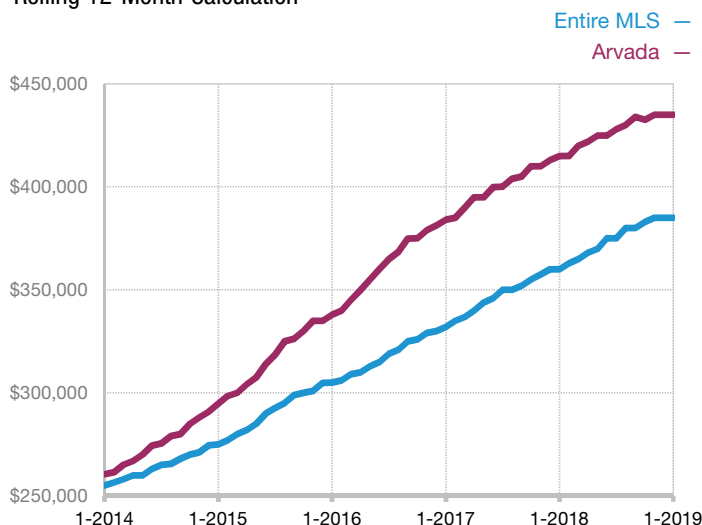
| Single Family                   | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 01-2018 | Thru 01-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 199       | 180       | - 9.5%                            | --           | --           | --                                |
| Under Contract                  | 161       | 165       | + 2.5%                            | 161          | 165          | + 2.5%                            |
| New Listings                    | 148       | 159       | + 7.4%                            | 148          | 159          | + 7.4%                            |
| Sold Listings                   | 109       | 73        | - 33.0%                           | 109          | 73           | - 33.0%                           |
| Days on Market Until Sale       | 32        | 41        | + 28.1%                           | 32           | 41           | + 28.1%                           |
| Median Sales Price*             | \$429,000 | \$419,000 | - 2.3%                            | \$429,000    | \$419,000    | - 2.3%                            |
| Average Sales Price*            | \$454,300 | \$466,403 | + 2.7%                            | \$454,300    | \$466,403    | + 2.7%                            |
| Percent of List Price Received* | 99.4%     | 98.7%     | - 0.7%                            | 99.4%        | 98.7%        | - 0.7%                            |

\* 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                 | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 01-2018 | Thru 01-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 45        | 53        | + 17.8%                           | --           | --           | --                                |
| Under Contract                  | 41        | 41        | 0.0%                              | 41           | 41           | 0.0%                              |
| New Listings                    | 55        | 47        | - 14.5%                           | 55           | 47           | - 14.5%                           |
| Sold Listings                   | 25        | 28        | + 12.0%                           | 25           | 28           | + 12.0%                           |
| Days on Market Until Sale       | 22        | 26        | + 18.2%                           | 22           | 26           | + 18.2%                           |
| Median Sales Price*             | \$270,000 | \$278,500 | + 3.1%                            | \$270,000    | \$278,500    | + 3.1%                            |
| Average Sales Price*            | \$308,386 | \$295,098 | - 4.3%                            | \$308,386    | \$295,098    | - 4.3%                            |
| Percent of List Price Received* | 101.2%    | 99.3%     | - 1.9%                            | 101.2%       | 99.3%        | - 1.9%                            |

\* 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

