

# Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

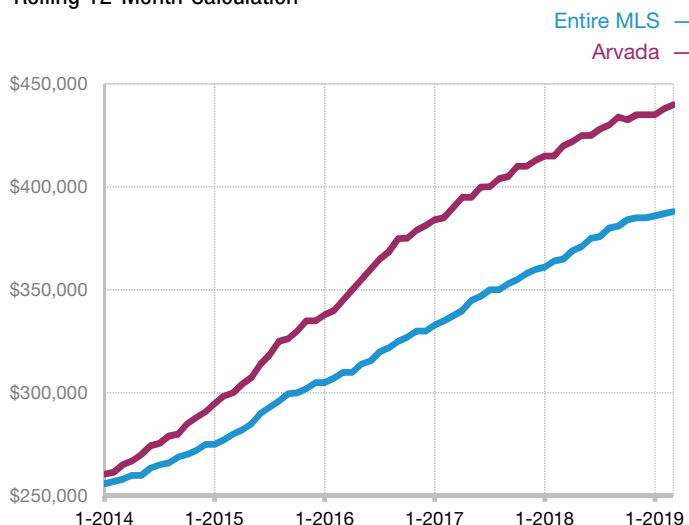
Single Family	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	178	185	+ 3.9%	--	--	--
Under Contract	207	194	- 6.3%	527	512	- 2.8%
New Listings	220	217	- 1.4%	531	540	+ 1.7%
Sold Listings	196	166	- 15.3%	450	367	- 18.4%
Days on Market Until Sale	28	32	+ 14.3%	31	35	+ 12.9%
Median Sales Price*	\$450,000	\$472,500	+ 5.0%	\$430,000	\$446,000	+ 3.7%
Average Sales Price*	\$481,838	\$510,786	+ 6.0%	\$463,923	\$494,331	+ 6.6%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	100.2%	99.3%	- 0.9%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	51	42	- 17.6%	--	--	--
Under Contract	49	56	+ 14.3%	129	148	+ 14.7%
New Listings	56	56	0.0%	157	155	- 1.3%
Sold Listings	45	54	+ 20.0%	106	116	+ 9.4%
Days on Market Until Sale	16	29	+ 81.3%	15	28	+ 86.7%
Median Sales Price*	\$309,950	\$323,725	+ 4.4%	\$278,000	\$291,000	+ 4.7%
Average Sales Price*	\$312,270	\$333,115	+ 6.7%	\$304,735	\$328,298	+ 7.7%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	101.5%	100.0%	- 1.5%

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



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

