

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

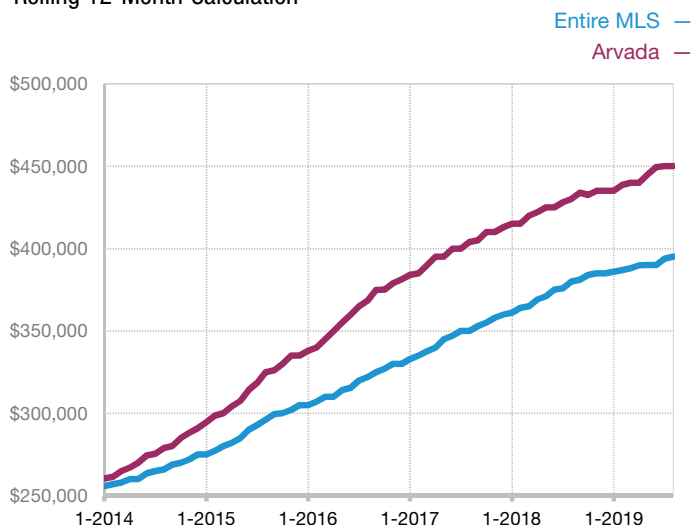
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	291	250	- 14.1%	--	--	--
Under Contract	147	188	+ 27.9%	1,464	1,542	+ 5.3%
New Listings	205	209	+ 2.0%	1,687	1,781	+ 5.6%
Sold Listings	203	211	+ 3.9%	1,446	1,422	- 1.7%
Days on Market Until Sale	21	29	+ 38.1%	22	27	+ 22.7%
Median Sales Price*	\$445,000	\$477,000	+ 7.2%	\$440,000	\$466,750	+ 6.1%
Average Sales Price*	\$487,509	\$506,379	+ 3.9%	\$482,752	\$504,857	+ 4.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.2%	99.6%	- 0.6%

* 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	82	57	- 30.5%	--	--	--
Under Contract	45	58	+ 28.9%	379	424	+ 11.9%
New Listings	75	58	- 22.7%	454	474	+ 4.4%
Sold Listings	46	45	- 2.2%	346	393	+ 13.6%
Days on Market Until Sale	12	24	+ 100.0%	14	24	+ 71.4%
Median Sales Price*	\$283,750	\$358,187	+ 26.2%	\$280,500	\$310,000	+ 10.5%
Average Sales Price*	\$325,827	\$349,332	+ 7.2%	\$308,156	\$327,651	+ 6.3%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	101.2%	99.8%	- 1.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

