

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

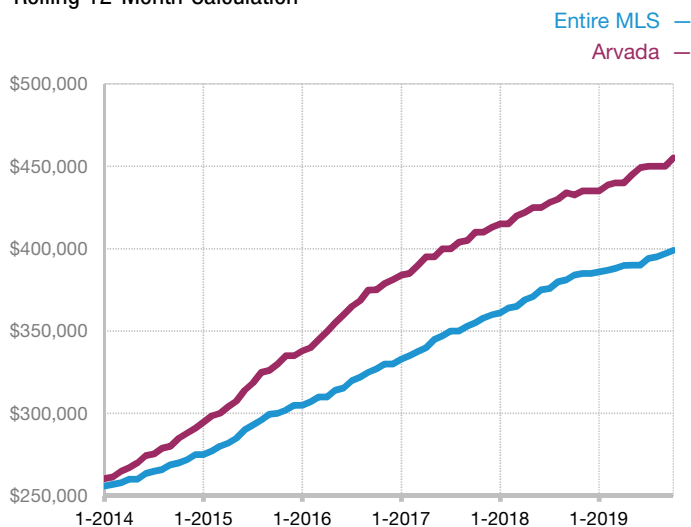
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	345	255	- 26.1%	--	--	--
Under Contract	172	178	+ 3.5%	1,787	1,874	+ 4.9%
New Listings	230	176	- 23.5%	2,134	2,191	+ 2.7%
Sold Listings	170	180	+ 5.9%	1,741	1,769	+ 1.6%
Days on Market Until Sale	27	26	- 3.7%	23	27	+ 17.4%
Median Sales Price*	\$414,000	\$447,000	+ 8.0%	\$435,000	\$460,000	+ 5.7%
Average Sales Price*	\$468,871	\$487,302	+ 3.9%	\$481,850	\$500,030	+ 3.8%
Percent of List Price Received*	99.2%	99.2%	0.0%	100.0%	99.5%	- 0.5%

\* 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	89	59	- 33.7%	--	--	--
Under Contract	49	51	+ 4.1%	473	520	+ 9.9%
New Listings	52	59	+ 13.5%	565	583	+ 3.2%
Sold Listings	50	46	- 8.0%	445	498	+ 11.9%
Days on Market Until Sale	20	23	+ 15.0%	15	24	+ 60.0%
Median Sales Price*	\$328,750	\$320,500	- 2.5%	\$284,900	\$316,000	+ 10.9%
Average Sales Price*	\$326,205	\$325,113	- 0.3%	\$310,748	\$327,696	+ 5.5%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	100.9%	99.7%	- 1.2%

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

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



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

