

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

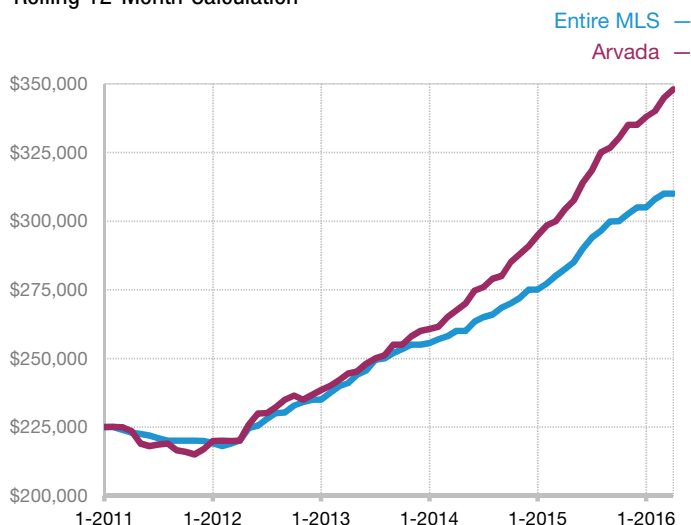
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	214	151	- 29.4%	--	--	--
Under Contract	180	209	+ 16.1%	659	667	+ 1.2%
New Listings	230	222	- 3.5%	726	681	- 6.2%
Sold Listings	171	139	- 18.7%	545	538	- 1.3%
Days on Market Until Sale	23	20	- 13.0%	29	31	+ 6.9%
Median Sales Price*	\$340,000	\$374,000	+ 10.0%	\$325,000	\$365,000	+ 12.3%
Average Sales Price*	\$374,118	\$402,030	+ 7.5%	\$361,997	\$399,890	+ 10.5%
Percent of List Price Received*	101.3%	101.3%	0.0%	100.8%	100.5%	- 0.3%

\* 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	33	20	- 39.4%	--	--	--
Under Contract	57	44	- 22.8%	169	174	+ 3.0%
New Listings	60	48	- 20.0%	189	177	- 6.3%
Sold Listings	47	46	- 2.1%	131	139	+ 6.1%
Days on Market Until Sale	6	10	+ 66.7%	10	14	+ 40.0%
Median Sales Price*	\$174,900	\$226,500	+ 29.5%	\$182,000	\$230,000	+ 26.4%
Average Sales Price*	\$197,180	\$231,172	+ 17.2%	\$201,334	\$239,371	+ 18.9%
Percent of List Price Received*	102.9%	103.5%	+ 0.6%	101.6%	102.3%	+ 0.7%

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



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

