

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

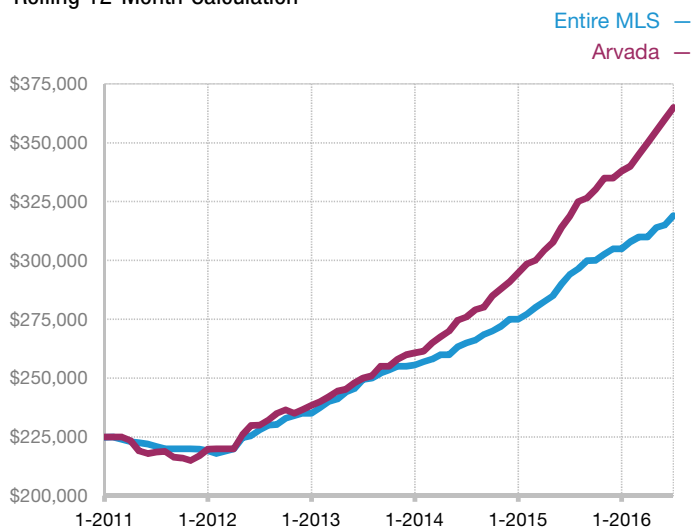
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	291	254	- 12.7%	--	--	--
Under Contract	179	195	+ 8.9%	1,241	1,265	+ 1.9%
New Listings	221	241	+ 9.0%	1,436	1,437	+ 0.1%
Sold Listings	212	167	- 21.2%	1,130	1,133	+ 0.3%
Days on Market Until Sale	16	21	+ 31.3%	23	28	+ 21.7%
Median Sales Price*	\$332,500	\$381,500	+ 14.7%	\$334,950	\$380,000	+ 13.4%
Average Sales Price*	\$365,844	\$433,873	+ 18.6%	\$370,570	\$418,054	+ 12.8%
Percent of List Price Received*	101.6%	101.0%	- 0.6%	101.1%	100.9%	- 0.2%

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

Townhouse-Condo	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	55	32	- 41.8%	--	--	--
Under Contract	53	54	+ 1.9%	332	336	+ 1.2%
New Listings	73	56	- 23.3%	380	361	- 5.0%
Sold Listings	62	53	- 14.5%	293	291	- 0.7%
Days on Market Until Sale	7	8	+ 14.3%	9	11	+ 22.2%
Median Sales Price*	\$181,500	\$237,400	+ 30.8%	\$195,000	\$230,000	+ 17.9%
Average Sales Price*	\$207,330	\$251,457	+ 21.3%	\$209,811	\$245,396	+ 17.0%
Percent of List Price Received*	102.3%	103.6%	+ 1.3%	101.9%	102.7%	+ 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

