

# Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

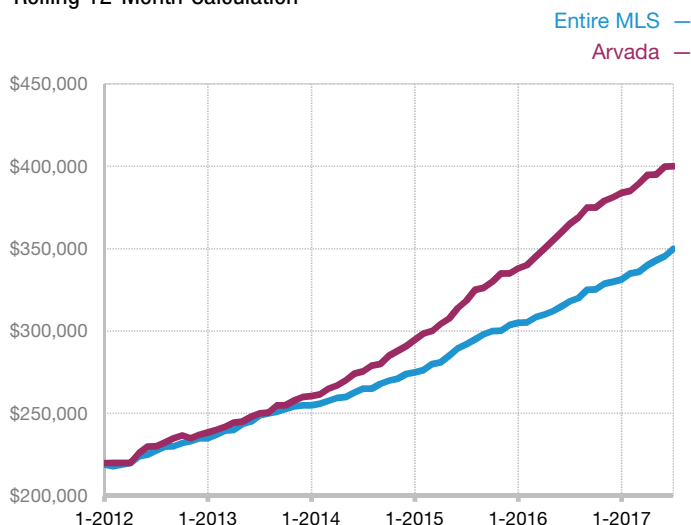
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	319	250	- 21.6%	--	--	--
Under Contract	182	165	- 9.3%	1,240	1,288	+ 3.9%
New Listings	240	220	- 8.3%	1,436	1,465	+ 2.0%
Sold Listings	174	195	+ 12.1%	1,141	1,223	+ 7.2%
Days on Market Until Sale	22	21	- 4.5%	28	27	- 3.6%
Median Sales Price*	\$380,750	\$415,000	+ 9.0%	\$380,000	\$415,000	+ 9.2%
Average Sales Price*	\$432,708	\$454,316	+ 5.0%	\$417,952	\$451,896	+ 8.1%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	100.9%	100.4%	- 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	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	44	29	- 34.1%	--	--	--
Under Contract	50	58	+ 16.0%	332	358	+ 7.8%
New Listings	56	52	- 7.1%	361	377	+ 4.4%
Sold Listings	54	53	- 1.9%	293	313	+ 6.8%
Days on Market Until Sale	8	20	+ 150.0%	11	16	+ 45.5%
Median Sales Price*	\$234,700	\$275,000	+ 17.2%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$250,113	\$287,263	+ 14.9%	\$244,809	\$281,410	+ 15.0%
Percent of List Price Received*	103.6%	101.1%	- 2.4%	102.7%	101.4%	- 1.3%

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

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



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

