

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

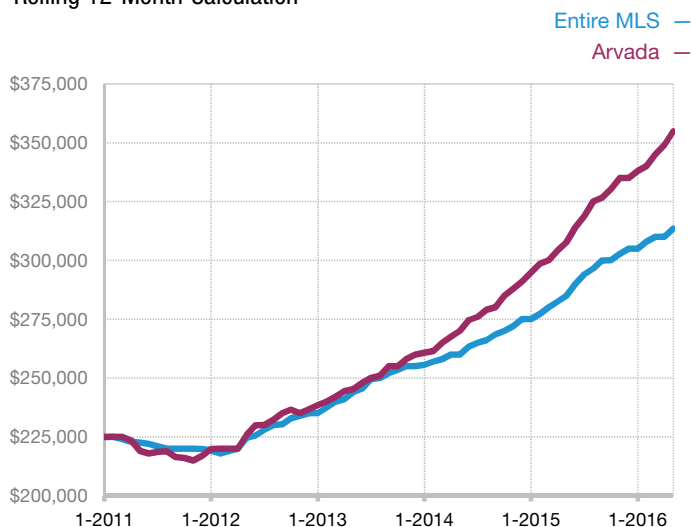
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	249	158	- 36.5%	--	--	--
Under Contract	195	218	+ 11.8%	855	874	+ 2.2%
New Listings	245	228	- 6.9%	972	908	- 6.6%
Sold Listings	182	193	+ 6.0%	727	735	+ 1.1%
Days on Market Until Sale	15	26	+ 73.3%	25	30	+ 20.0%
Median Sales Price*	\$335,000	\$400,000	+ 19.4%	\$328,500	\$375,000	+ 14.2%
Average Sales Price*	\$378,437	\$433,960	+ 14.7%	\$366,113	\$409,536	+ 11.9%
Percent of List Price Received*	101.5%	101.8%	+ 0.3%	101.0%	100.8%	- 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	34	18	- 47.1%	--	--	--
Under Contract	52	64	+ 23.1%	221	236	+ 6.8%
New Listings	54	64	+ 18.5%	243	240	- 1.2%
Sold Listings	51	43	- 15.7%	182	185	+ 1.6%
Days on Market Until Sale	12	5	- 58.3%	10	12	+ 20.0%
Median Sales Price*	\$206,000	\$225,500	+ 9.5%	\$186,250	\$227,000	+ 21.9%
Average Sales Price*	\$216,824	\$252,044	+ 16.2%	\$205,675	\$241,943	+ 17.6%
Percent of List Price Received*	103.2%	102.6%	- 0.6%	102.1%	102.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

