

# Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

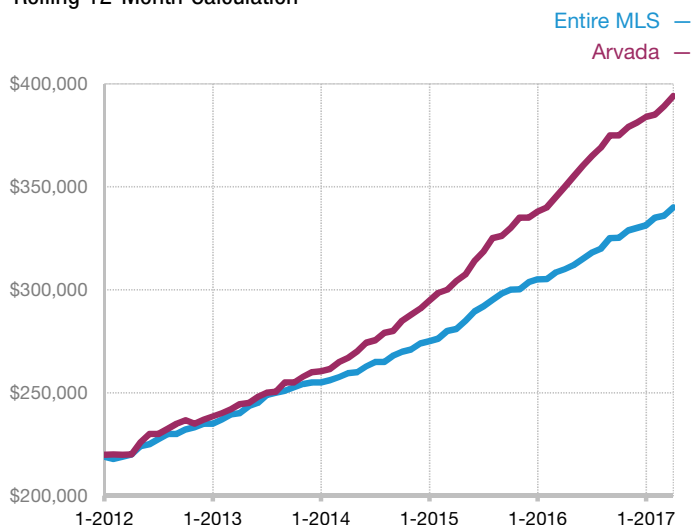
Single Family	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	198	182	- 8.1%	--	--	--
Under Contract	198	212	+ 7.1%	654	697	+ 6.6%
New Listings	220	238	+ 8.2%	680	750	+ 10.3%
Sold Listings	147	175	+ 19.0%	547	560	+ 2.4%
Days on Market Until Sale	28	25	- 10.7%	33	32	- 3.0%
Median Sales Price*	\$375,000	\$420,000	+ 12.0%	\$367,500	\$407,750	+ 11.0%
Average Sales Price*	\$407,679	\$453,737	+ 11.3%	\$401,589	\$439,714	+ 9.5%
Percent of List Price Received*	101.0%	100.5%	- 0.5%	100.4%	100.2%	- 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	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	23	23	0.0%	--	--	--
Under Contract	43	66	+ 53.5%	172	190	+ 10.5%
New Listings	47	65	+ 38.3%	176	198	+ 12.5%
Sold Listings	49	54	+ 10.2%	143	140	- 2.1%
Days on Market Until Sale	9	14	+ 55.6%	14	20	+ 42.9%
Median Sales Price*	\$223,000	\$266,350	+ 19.4%	\$227,000	\$270,000	+ 18.9%
Average Sales Price*	\$230,263	\$284,798	+ 23.7%	\$238,193	\$279,696	+ 17.4%
Percent of List Price Received*	103.4%	101.9%	- 1.5%	102.2%	101.1%	- 1.1%

\* 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

