

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

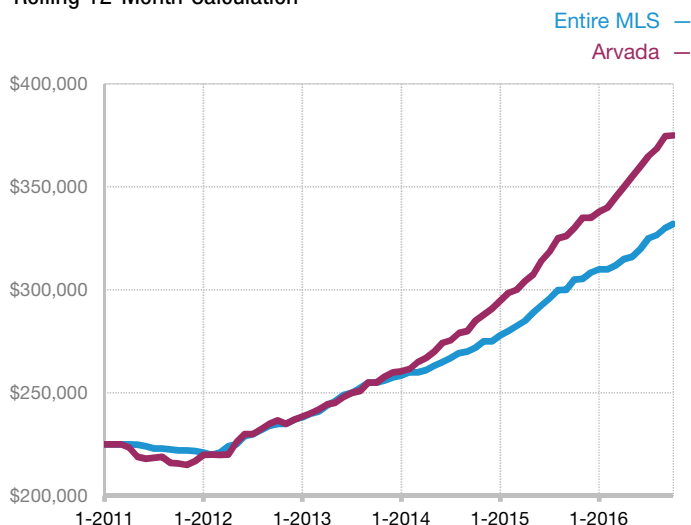
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	309	263	- 14.9%	--	--	--
Under Contract	158	193	+ 22.2%	1,760	1,847	+ 4.9%
New Listings	182	178	- 2.2%	2,021	2,113	+ 4.6%
Sold Listings	160	179	+ 11.9%	1,674	1,724	+ 3.0%
Days on Market Until Sale	26	27	+ 3.8%	23	27	+ 17.4%
Median Sales Price*	\$335,000	\$365,000	+ 9.0%	\$335,000	\$380,000	+ 13.4%
Average Sales Price*	\$371,950	\$406,916	+ 9.4%	\$371,307	\$417,873	+ 12.5%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	100.8%	100.6%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	42	28	- 33.3%	--	--	--
Under Contract	41	54	+ 31.7%	487	500	+ 2.7%
New Listings	43	48	+ 11.6%	530	525	- 0.9%
Sold Listings	60	40	- 33.3%	465	444	- 4.5%
Days on Market Until Sale	10	16	+ 60.0%	10	13	+ 30.0%
Median Sales Price*	\$191,500	\$231,000	+ 20.6%	\$197,500	\$231,500	+ 17.2%
Average Sales Price*	\$207,779	\$245,762	+ 18.3%	\$214,572	\$247,828	+ 15.5%
Percent of List Price Received*	100.4%	100.6%	+ 0.2%	101.6%	102.2%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

