

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

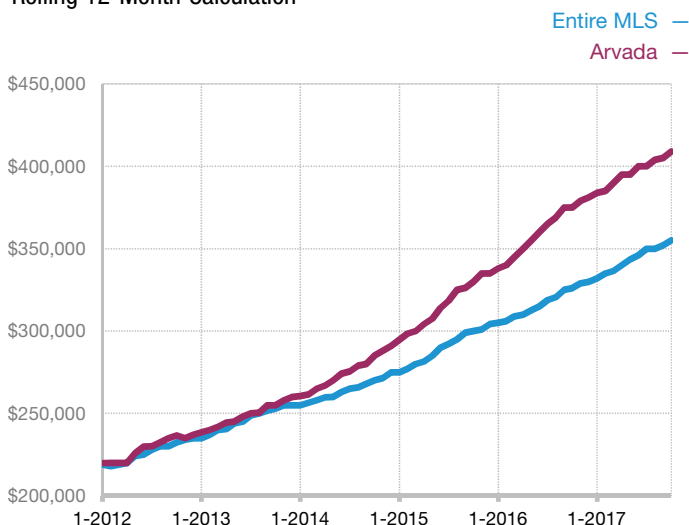
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	312	254	- 18.6%	--	--	--
Under Contract	174	201	+ 15.5%	1,794	1,853	+ 3.3%
New Listings	168	195	+ 16.1%	2,050	2,133	+ 4.0%
Sold Listings	180	171	- 5.0%	1,703	1,750	+ 2.8%
Days on Market Until Sale	26	28	+ 7.7%	27	27	0.0%
Median Sales Price*	\$368,500	\$406,000	+ 10.2%	\$380,600	\$411,000	+ 8.0%
Average Sales Price*	\$407,166	\$442,263	+ 8.6%	\$417,894	\$450,029	+ 7.7%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	100.5%	100.1%	- 0.4%

* 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	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	33	43	+ 30.3%	--	--	--
Under Contract	49	62	+ 26.5%	479	509	+ 6.3%
New Listings	46	52	+ 13.0%	506	554	+ 9.5%
Sold Listings	42	57	+ 35.7%	435	466	+ 7.1%
Days on Market Until Sale	16	13	- 18.8%	12	15	+ 25.0%
Median Sales Price*	\$229,000	\$267,000	+ 16.6%	\$231,000	\$270,000	+ 16.9%
Average Sales Price*	\$246,178	\$278,737	+ 13.2%	\$246,951	\$282,375	+ 14.3%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	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

