

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

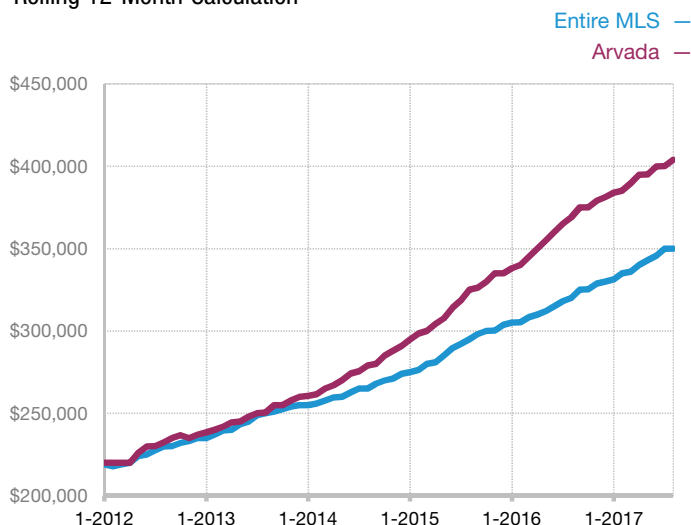
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	349	263	- 24.6%	--	--	--
Under Contract	191	219	+ 14.7%	1,431	1,500	+ 4.8%
New Listings	236	257	+ 8.9%	1,672	1,721	+ 2.9%
Sold Listings	196	166	- 15.3%	1,337	1,397	+ 4.5%
Days on Market Until Sale	23	22	- 4.3%	27	26	- 3.7%
Median Sales Price*	\$375,000	\$406,750	+ 8.5%	\$380,000	\$413,000	+ 8.7%
Average Sales Price*	\$423,357	\$450,822	+ 6.5%	\$418,744	\$452,414	+ 8.0%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	100.8%	100.3%	- 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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	43	39	- 9.3%	--	--	--
Under Contract	50	52	+ 4.0%	382	404	+ 5.8%
New Listings	52	61	+ 17.3%	413	438	+ 6.1%
Sold Listings	48	50	+ 4.2%	341	365	+ 7.0%
Days on Market Until Sale	8	9	+ 12.5%	11	15	+ 36.4%
Median Sales Price*	\$233,000	\$254,250	+ 9.1%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$251,508	\$275,496	+ 9.5%	\$245,752	\$280,565	+ 14.2%
Percent of List Price Received*	101.9%	100.9%	- 1.0%	102.6%	101.3%	- 1.3%

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



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

