

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

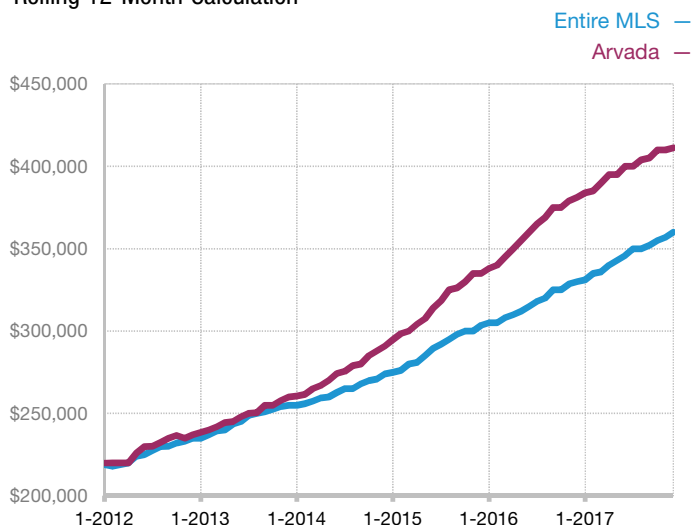
Single Family	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	229	174	- 24.0%	--	--	--
Under Contract	104	112	+ 7.7%	2,032	2,102	+ 3.4%
New Listings	85	96	+ 12.9%	2,259	2,360	+ 4.5%
Sold Listings	153	148	- 3.3%	2,032	2,103	+ 3.5%
Days on Market Until Sale	38	33	- 13.2%	28	27	- 3.6%
Median Sales Price*	\$393,000	\$421,250	+ 7.2%	\$381,222	\$411,250	+ 7.9%
Average Sales Price*	\$426,118	\$456,233	+ 7.1%	\$418,302	\$450,203	+ 7.6%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	100.4%	100.0%	- 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	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	33	26	- 21.2%	--	--	--
Under Contract	13	22	+ 69.2%	529	565	+ 6.8%
New Listings	12	16	+ 33.3%	558	601	+ 7.7%
Sold Listings	48	40	- 16.7%	529	562	+ 6.2%
Days on Market Until Sale	30	35	+ 16.7%	13	16	+ 23.1%
Median Sales Price*	\$268,000	\$287,250	+ 7.2%	\$234,000	\$270,000	+ 15.4%
Average Sales Price*	\$278,126	\$294,434	+ 5.9%	\$251,303	\$282,559	+ 12.4%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	101.9%	100.8%	- 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

