

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

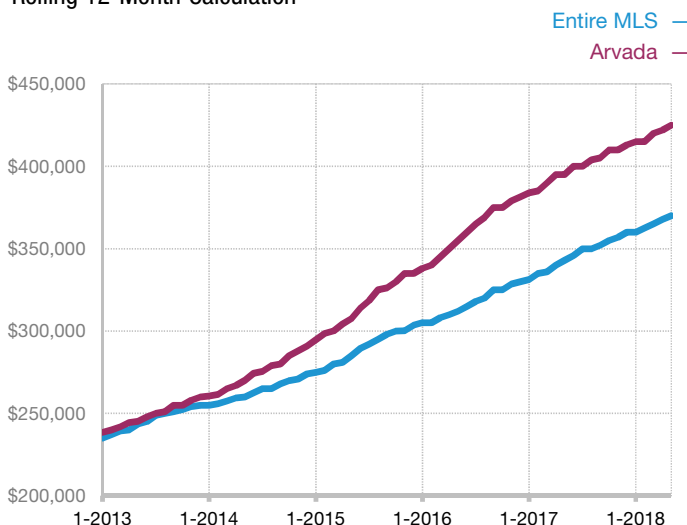
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	244	178	- 27.0%	--	--	--
Under Contract	212	222	+ 4.7%	891	949	+ 6.5%
New Listings	235	267	+ 13.6%	984	1,025	+ 4.2%
Sold Listings	203	205	+ 1.0%	773	837	+ 8.3%
Days on Market Until Sale	21	17	- 19.0%	30	25	- 16.7%
Median Sales Price*	\$424,900	<b>\$434,000</b>	+ 2.1%	\$415,000	<b>\$435,000</b>	+ 4.8%
Average Sales Price*	\$464,159	<b>\$485,067</b>	+ 4.5%	\$447,488	<b>\$476,961</b>	+ 6.6%
Percent of List Price Received*	100.5%	<b>100.8%</b>	+ 0.3%	100.3%	<b>100.4%</b>	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	34	33	- 2.9%	--	--	--
Under Contract	48	53	+ 10.4%	236	239	+ 1.3%
New Listings	53	55	+ 3.8%	251	266	+ 6.0%
Sold Listings	65	61	- 6.2%	209	208	- 0.5%
Days on Market Until Sale	10	16	+ 60.0%	17	14	- 17.6%
Median Sales Price*	\$270,000	<b>\$279,500</b>	+ 3.5%	\$270,000	<b>\$279,750</b>	+ 3.6%
Average Sales Price*	\$292,358	<b>\$300,736</b>	+ 2.9%	\$283,094	<b>\$304,260</b>	+ 7.5%
Percent of List Price Received*	102.0%	<b>101.4%</b>	- 0.6%	101.3%	<b>101.6%</b>	+ 0.3%

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



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

