

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

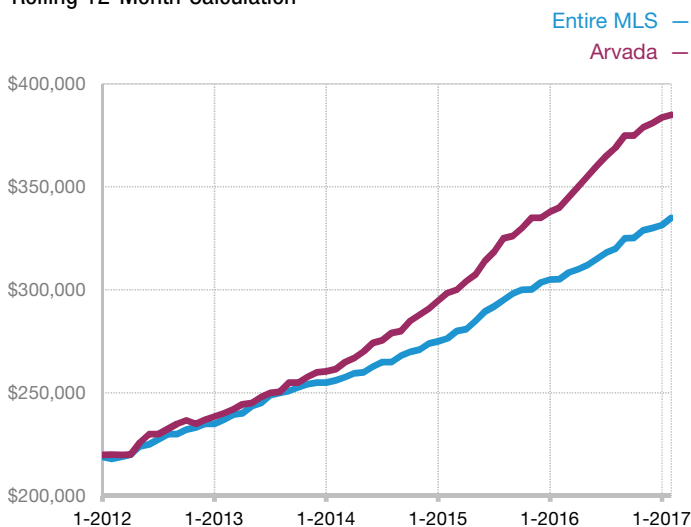
Single Family	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	189	147	- 22.2%	--	--	--
Under Contract	162	172	+ 6.2%	283	292	+ 3.2%
New Listings	149	154	+ 3.4%	275	284	+ 3.3%
Sold Listings	93	108	+ 16.1%	204	208	+ 2.0%
Days on Market Until Sale	39	34	- 12.8%	37	33	- 10.8%
Median Sales Price*	\$362,500	\$405,000	+ 11.7%	\$350,000	\$390,500	+ 11.6%
Average Sales Price*	\$400,129	\$433,788	+ 8.4%	\$388,757	\$418,615	+ 7.7%
Percent of List Price Received*	100.6%	99.9%	- 0.7%	99.6%	99.8%	+ 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	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	21	16	- 23.8%	--	--	--
Under Contract	34	44	+ 29.4%	74	73	- 1.4%
New Listings	35	36	+ 2.9%	73	72	- 1.4%
Sold Listings	30	31	+ 3.3%	51	50	- 2.0%
Days on Market Until Sale	11	34	+ 209.1%	16	29	+ 81.3%
Median Sales Price*	\$240,750	\$266,000	+ 10.5%	\$207,000	\$262,950	+ 27.0%
Average Sales Price*	\$246,831	\$279,028	+ 13.0%	\$229,762	\$272,016	+ 18.4%
Percent of List Price Received*	102.3%	99.9%	- 2.3%	101.0%	100.1%	- 0.9%

* 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

