

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

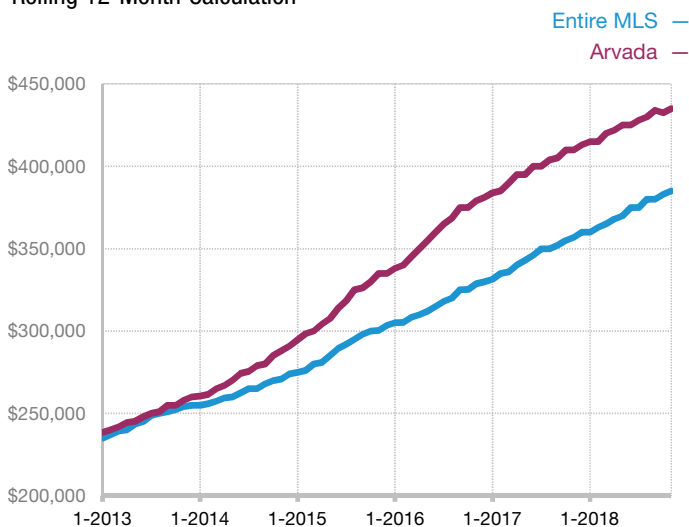
Single Family	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	284	236	- 16.9%	--	--	--
Under Contract	144	152	+ 5.6%	1,986	1,951	- 1.8%
New Listings	134	136	+ 1.5%	2,263	2,271	+ 0.4%
Sold Listings	193	157	- 18.7%	1,959	1,896	- 3.2%
Days on Market Until Sale	28	23	- 17.9%	27	23	- 14.8%
Median Sales Price*	\$410,000	\$425,000	+ 3.7%	\$411,000	\$435,000	+ 5.8%
Average Sales Price*	\$445,318	\$476,474	+ 7.0%	\$449,932	\$481,420	+ 7.0%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	100.0%	100.0%	0.0%

* 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	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	48	58	+ 20.8%	--	--	--
Under Contract	36	45	+ 25.0%	543	520	- 4.2%
New Listings	32	46	+ 43.8%	588	610	+ 3.7%
Sold Listings	57	41	- 28.1%	528	484	- 8.3%
Days on Market Until Sale	20	19	- 5.0%	15	15	0.0%
Median Sales Price*	\$269,000	\$297,500	+ 10.6%	\$269,900	\$285,000	+ 5.6%
Average Sales Price*	\$282,181	\$325,935	+ 15.5%	\$281,264	\$311,459	+ 10.7%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	101.0%	100.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

