

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

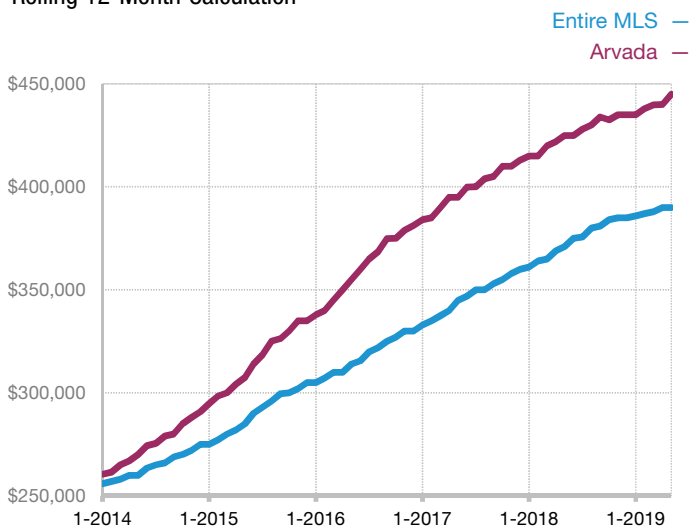
Single Family	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	222	267	+ 20.3%	--	--	--
Under Contract	209	225	+ 7.7%	932	926	- 0.6%
New Listings	266	304	+ 14.3%	1,022	1,087	+ 6.4%
Sold Listings	219	216	- 1.4%	853	771	- 9.6%
Days on Market Until Sale	17	20	+ 17.6%	25	29	+ 16.0%
Median Sales Price*	\$437,000	\$467,750	+ 7.0%	\$437,000	\$460,000	+ 5.3%
Average Sales Price*	\$488,253	\$511,196	+ 4.7%	\$478,162	\$503,903	+ 5.4%
Percent of List Price Received*	100.6%	99.9%	- 0.7%	100.4%	99.5%	- 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.

Townhouse-Condo	May			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	44	60	+ 36.4%	--	--	--
Under Contract	52	68	+ 30.8%	240	265	+ 10.4%
New Listings	55	75	+ 36.4%	266	302	+ 13.5%
Sold Listings	62	64	+ 3.2%	209	228	+ 9.1%
Days on Market Until Sale	16	11	- 31.3%	14	22	+ 57.1%
Median Sales Price*	\$279,750	\$313,000	+ 11.9%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$302,337	\$323,851	+ 7.1%	\$304,718	\$324,786	+ 6.6%
Percent of List Price Received*	101.2%	100.1%	- 1.1%	101.6%	100.0%	- 1.6%

* 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

