

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

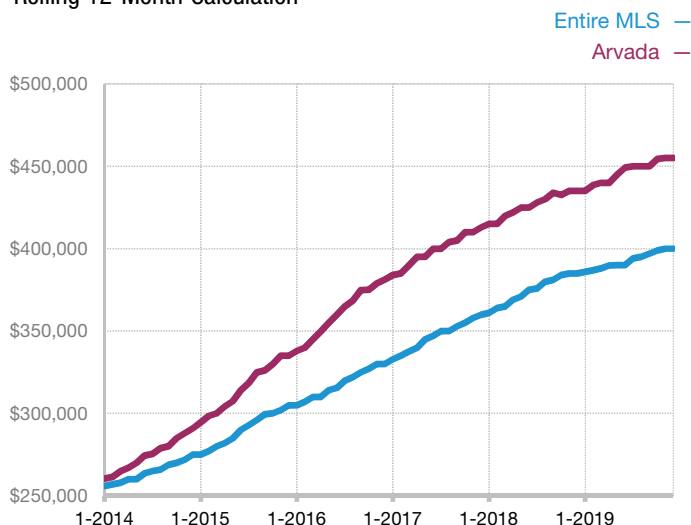
Single Family	December			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	287	162	- 43.6%	--	--	--
Under Contract	73	101	+ 38.4%	2,008	2,093	+ 4.2%
New Listings	78	81	+ 3.8%	2,348	2,376	+ 1.2%
Sold Listings	150	146	- 2.7%	2,053	2,062	+ 0.4%
Days on Market Until Sale	35	36	+ 2.9%	24	28	+ 16.7%
Median Sales Price*	\$429,950	\$450,000	+ 4.7%	\$435,000	\$455,000	+ 4.6%
Average Sales Price*	\$467,930	\$485,940	+ 3.8%	\$480,468	\$496,613	+ 3.4%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	99.8%	99.4%	- 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	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	73	38	- 47.9%	--	--	--
Under Contract	23	26	+ 13.0%	538	583	+ 8.4%
New Listings	19	18	- 5.3%	629	639	+ 1.6%
Sold Listings	40	46	+ 15.0%	529	590	+ 11.5%
Days on Market Until Sale	35	29	- 17.1%	17	25	+ 47.1%
Median Sales Price*	\$297,475	\$332,500	+ 11.8%	\$286,000	\$319,725	+ 11.8%
Average Sales Price*	\$306,708	\$344,901	+ 12.5%	\$311,891	\$328,697	+ 5.4%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	100.7%	99.7%	- 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

