

Website - Real Estate

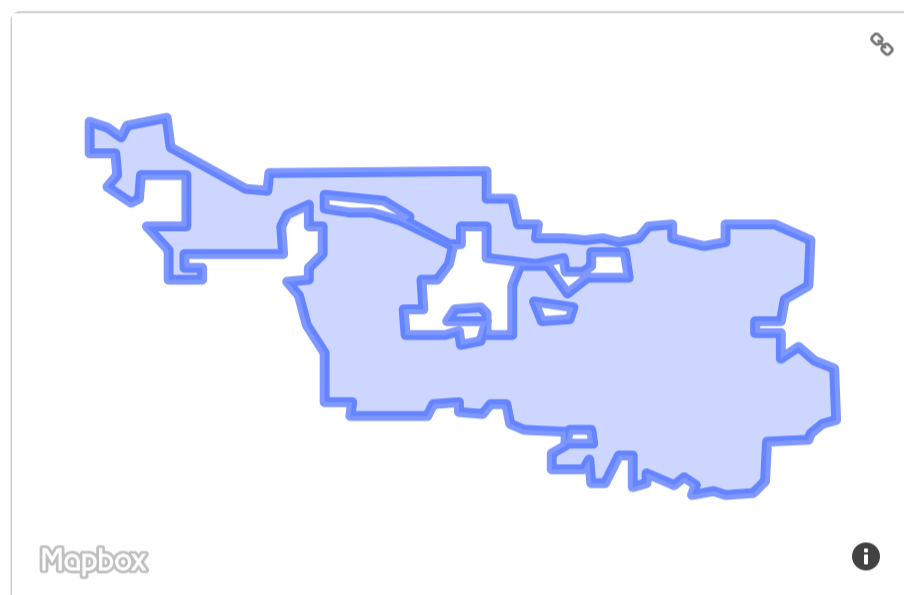


Introduction



The City of Arvada was founded in 1870 and incorporated in 1904. We are proud of our past and the rich heritage of our community!

This report includes key indicators related to our vibrant and growing community.



Population



118,807

2017 Population Estimate



40.7

Median Age



45,246

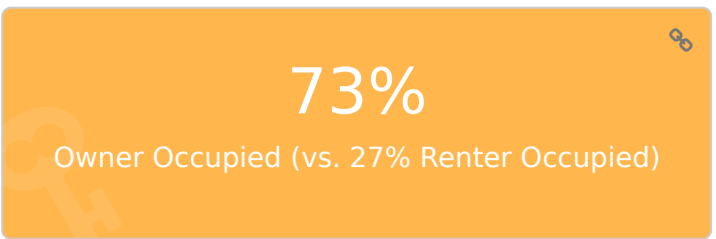
Households



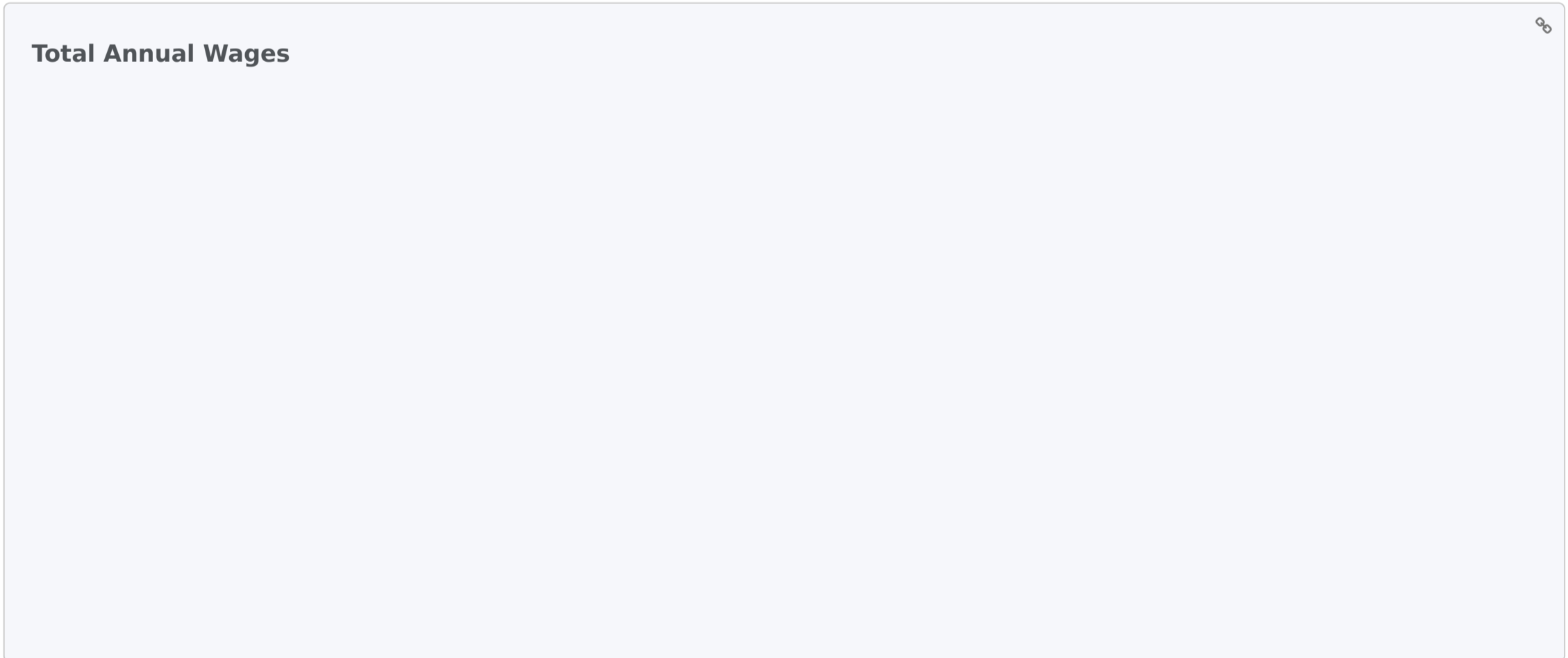
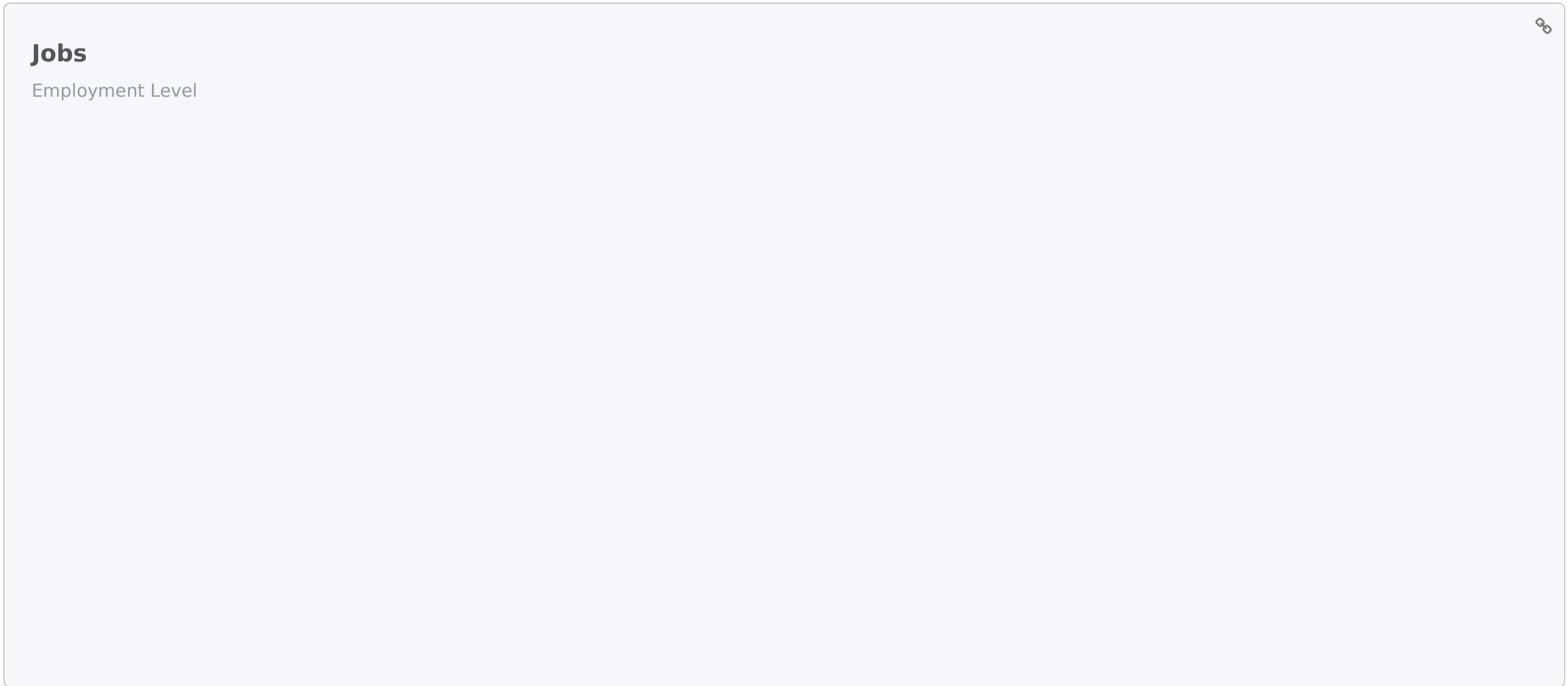
Percent of Population by Age

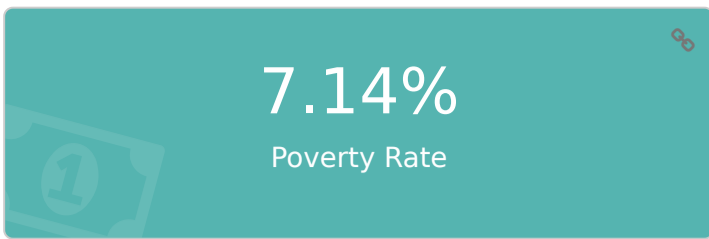
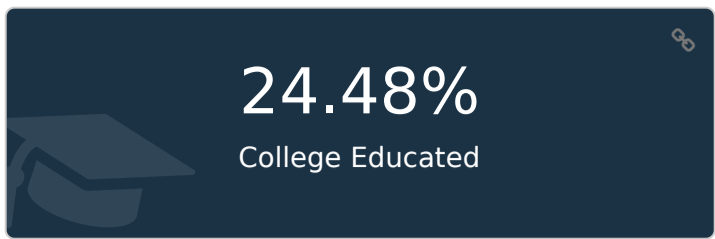
2010-2016 ACS Population Estimates





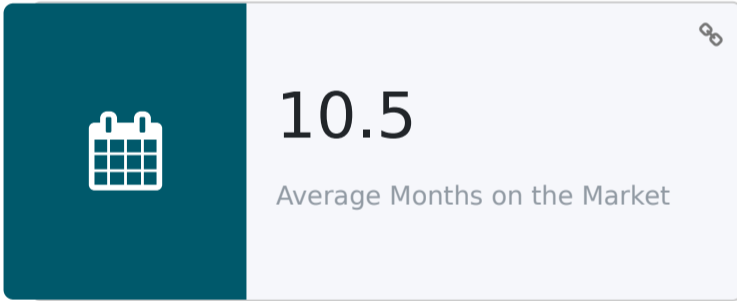
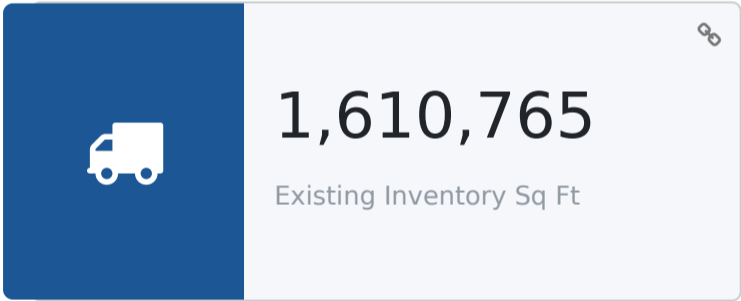
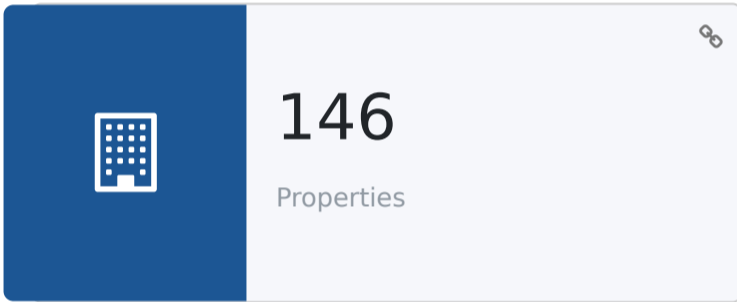
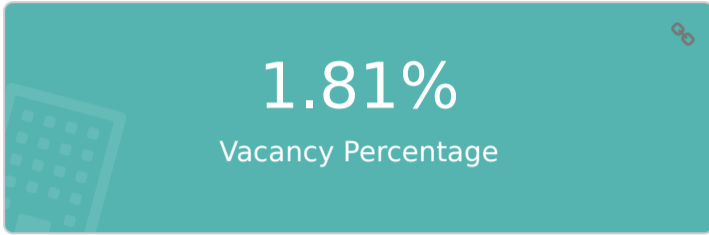
Economy & Workforce





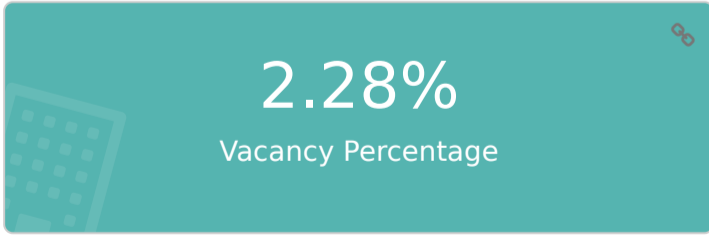
Properties: Office

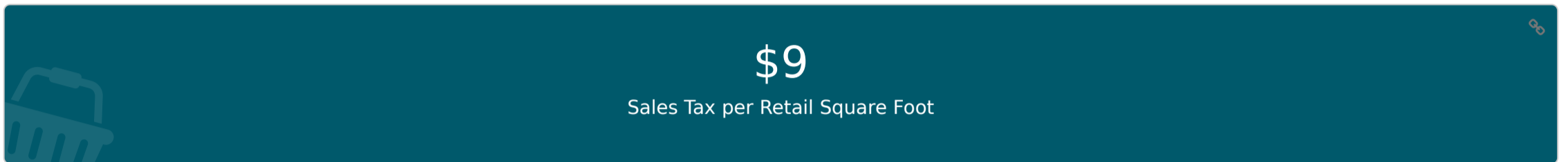
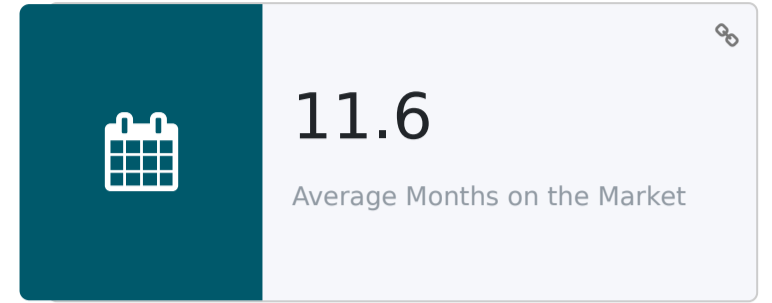
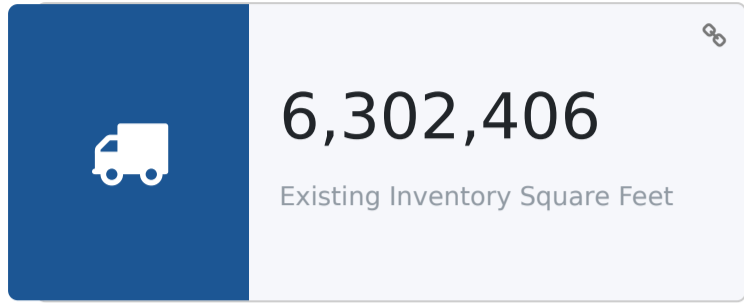
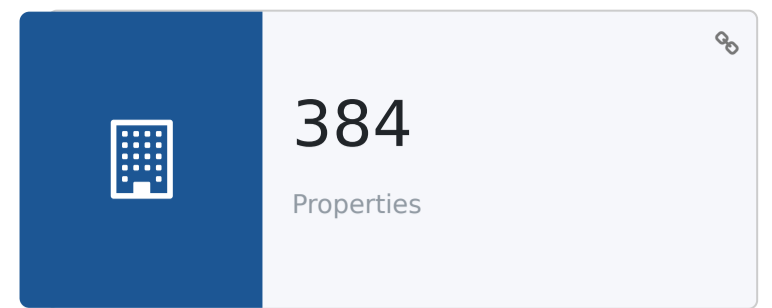
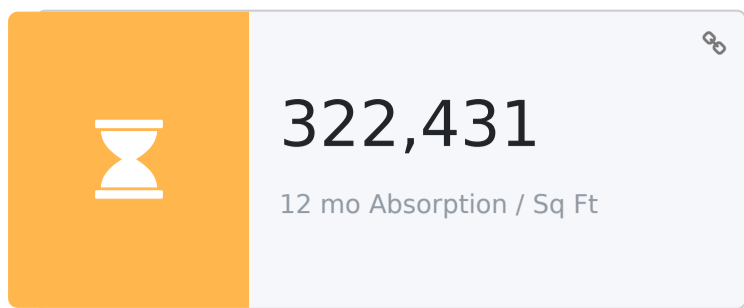
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Properties: Retail

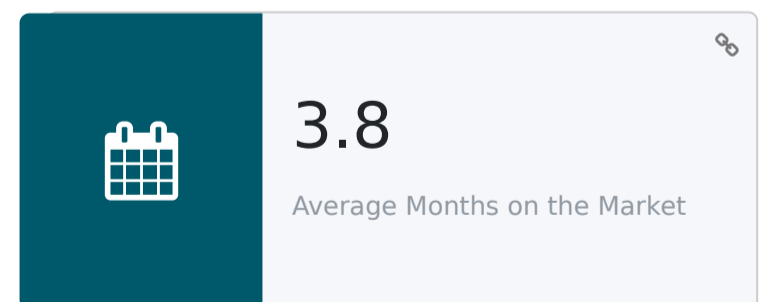
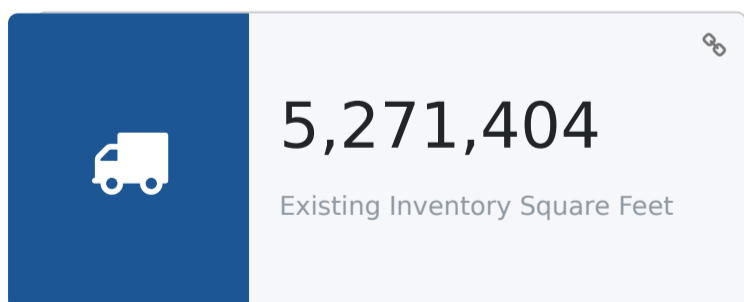
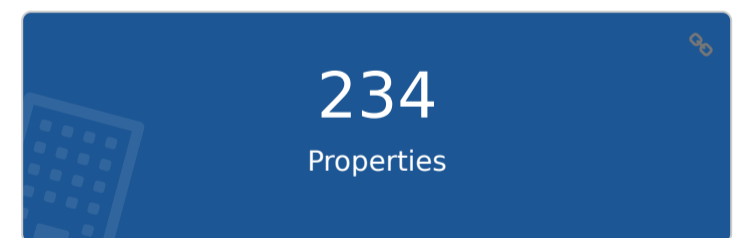
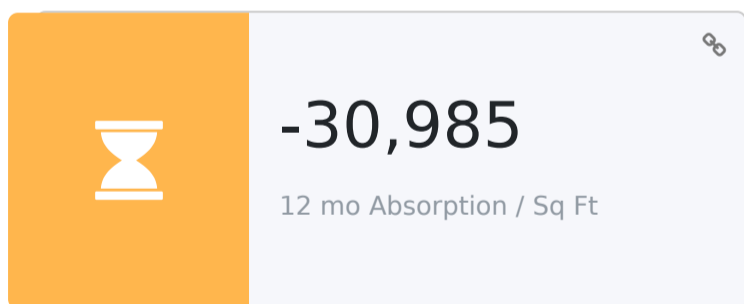
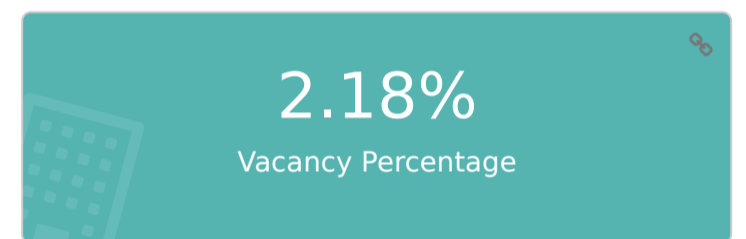
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Properties: Industrial

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Properties: Multi-Family Housing


265
12 mo Absorption Units

5%
Vacancy Rate

367
Vacant Units

Asking Rent
By Multi-Family Property Type

Average Wages


 **Properties: Single Family Homes**


46,475
Housing Units


1,139
Median Rent

\$445,000
Median Single Family Home Sales Price

\$283,750
Median Townhouse/Condo Sales Price


71.10%
Single Family Homes


72.70%
Owner Occupied


17.10%
Large Apartment Complexes

Housing Units by AMI Bracket
Calculated based on current AMI of \$72,000

Source: <https://www.neighborhoodscout.com/co/arvada/real-estate>

Assumptions: Interest rate 4.5%; down payment (AMI brackets 40% to 100%) \$5,000; down payment (AMI bracket 140%) \$20,000; lone term 30 years; max LTI 36%; each AMI bracket reflects total homes financeable.

Single Family Homes in Arvada

Median Sales Price



Townhouse/Condos in Arvada

Median Sales Price



Single Family Homes in Arvada

Average Sales Price



Townhouse/Condos in Arvada

Average Sales Price



Real estate market trend data sourced from Denver Metro Association of Realtors, September, 2018





Data & Methodology

How The Data In This Report Was Calculated.

METHODOLOGY

This report includes totalling 20,007 data points from 30 measures, collected from 2 public sources (described below). We also estimated 0 data points based on our [estimation and projection methodology](#).

Some of the summary data included in the report may not include suppressed data. Data suppression occurs in cases where private, identifying information would be disclosed. In most cases, this does not impact the total values presented in the report, but in cases where there are small industries or areas, data suppressions may reduce the accuracy of the data we can display.

SOURCES

American Community Survey

Website: <https://www.census.gov/programs-surveys/acs/data.html>

Data Year: 2018

The American Community Survey (ACS) publishes a rolling 5-year average profile of American communities.

Measures

Population, Race, Median Household Income, Unemployed Population, Employed Population, Population Below Poverty Level, Population with High School Diploma, Population with College Degree, Households, Median Home Value, Median Rent, Rent as Percentage of Income, Median Age, Poverty Rate, Percentage with High School Diploma, Percentage with College Degree, Unemployment Percentage

Populations

Total, White alone, Black or African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone, Two or more races:

Quarterly Census of Employment and Wages

Website: <https://www.bls.gov/cew/>

Data Year: 2018

The Quarterly Census of Employment and Wages (QCEW) program publishes a quarterly count of employment and wages reported by employers covering more than 95 percent of U.S. jobs, available at the county, MSA, state and national levels by industry.

Measures

Total Annual Wages, Taxable Annual Wages, Firms, Employment Level, Annual Contributions, Employment Growth (YoY Change), Firms (YoY Change), Wage Growth (YoY Change), Yearly Pay Growth (YoY Change), Average Industry Pay, Employment vs US Average, Wages vs US Average, Yearly Pay vs US Average

Populations

11 - Agriculture, Forestry, Fishing and Hunting, 21 - Mining, Quarrying, and Oil and Gas Extraction, 31-33 - Manufacturing, 22 - Utilities, 23 - Construction, 42 - Wholesale Trade, 44-45 - Retail Trade, 48-49 - Transportation and Warehousing, 51 - Information, 53 - Real Estate and Rental and Leasing, 55 - Management of Companies and Enterprises, 56 - Administrative and Support and Waste Management and Remediation Services, 62 - Health Care and Social Assistance, 52 - Finance and Insurance, 72 - Accommodation and Food Services, 81 - Other Services (except Public Administration), 92 - Public Administration, 71 - Arts, Entertainment, and Recreation, 54 - Professional, Scientific, and Technical Services
