

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

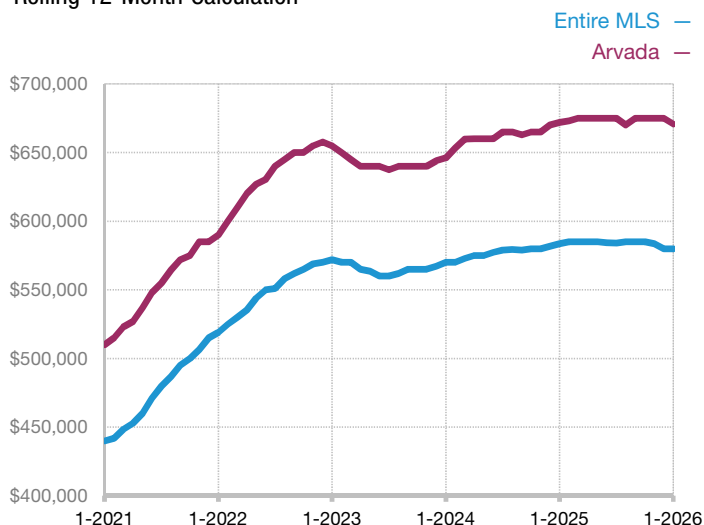
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	211	187	- 11.4%	--	--	--
Under Contract	100	136	+ 36.0%	100	136	+ 36.0%
New Listings	129	148	+ 14.7%	129	148	+ 14.7%
Sold Listings	79	77	- 2.5%	79	77	- 2.5%
Days on Market Until Sale	49	68	+ 38.8%	49	68	+ 38.8%
Median Sales Price*	\$674,500	\$625,000	- 7.3%	\$674,500	\$625,000	- 7.3%
Average Sales Price*	\$743,880	\$694,798	- 6.6%	\$743,880	\$694,798	- 6.6%
Percent of List Price Received*	99.5%	97.5%	- 2.0%	99.5%	97.5%	- 2.0%

\* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	106	104	- 1.9%	--	--	--
Under Contract	28	37	+ 32.1%	28	37	+ 32.1%
New Listings	49	42	- 14.3%	49	42	- 14.3%
Sold Listings	29	21	- 27.6%	29	21	- 27.6%
Days on Market Until Sale	77	80	+ 3.9%	77	80	+ 3.9%
Median Sales Price*	\$434,000	\$389,000	- 10.4%	\$434,000	\$389,000	- 10.4%
Average Sales Price*	\$425,115	\$411,109	- 3.3%	\$425,115	\$411,109	- 3.3%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	98.3%	97.5%	- 0.8%

\* 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

