

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

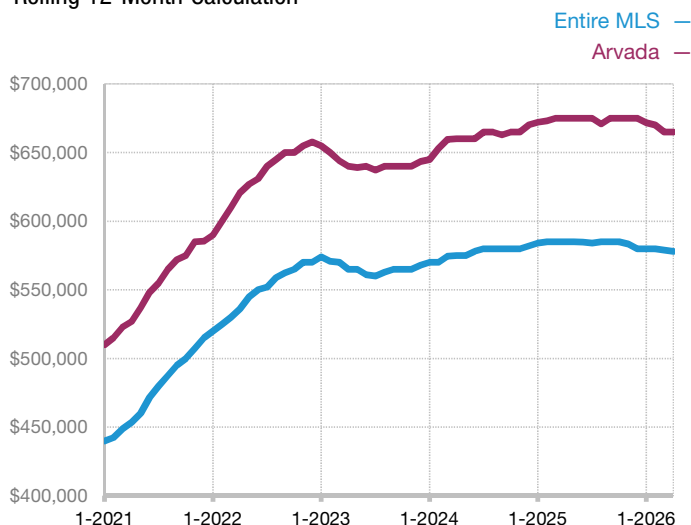
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	329	282	- 14.3%	--	--	--
Under Contract	137	168	+ 22.6%	532	617	+ 16.0%
New Listings	235	248	+ 5.5%	737	777	+ 5.4%
Sold Listings	152	181	+ 19.1%	485	522	+ 7.6%
Days on Market Until Sale	26	24	- 7.7%	34	38	+ 11.8%
Median Sales Price*	\$675,000	\$687,500	+ 1.9%	\$693,000	\$655,000	- 5.5%
Average Sales Price*	\$744,843	\$729,859	- 2.0%	\$745,535	\$716,231	- 3.9%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	100.1%	99.7%	- 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.

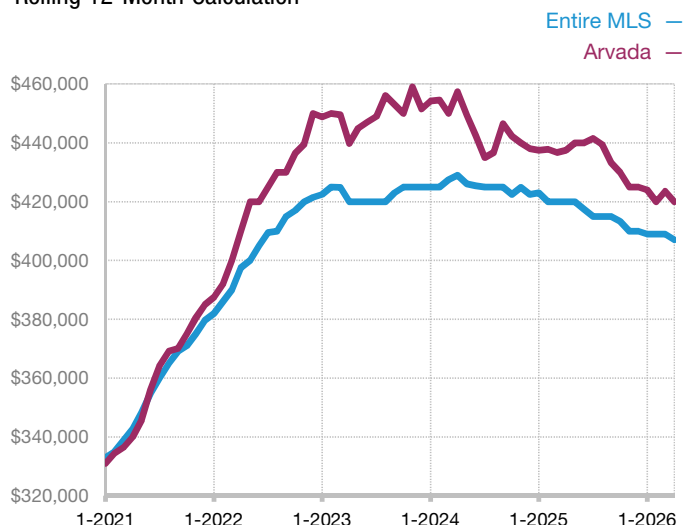
Townhouse/Condo	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	160	138	- 13.8%	--	--	--
Under Contract	40	46	+ 15.0%	148	150	+ 1.4%
New Listings	66	67	+ 1.5%	263	228	- 13.3%
Sold Listings	31	26	- 16.1%	134	111	- 17.2%
Days on Market Until Sale	34	39	+ 14.7%	50	79	+ 58.0%
Median Sales Price*	\$440,000	\$420,000	- 4.5%	\$440,000	\$425,000	- 3.4%
Average Sales Price*	\$433,851	\$434,270	+ 0.1%	\$440,054	\$435,806	- 1.0%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.0%	98.6%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of May 5, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.