

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arvada

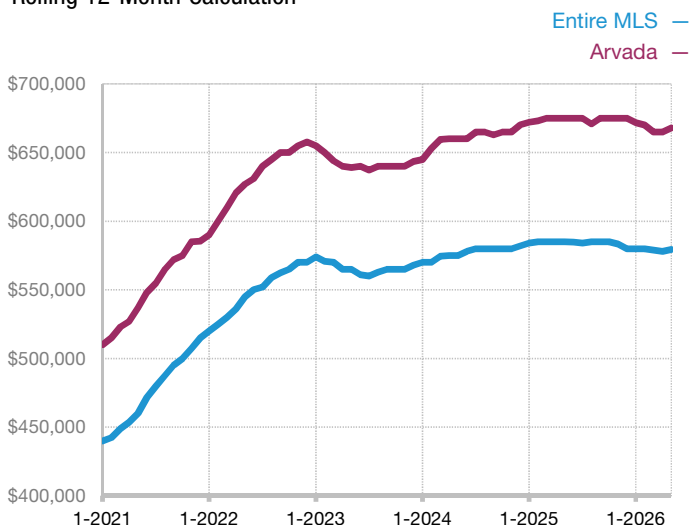
| Single Family                   | May       |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 05-2025 | Thru 05-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 386       | 297       | - 23.1%                           | --           | --           | --                                |
| Under Contract                  | 144       | 167       | + 16.0%                           | 676          | 776          | + 14.8%                           |
| New Listings                    | 224       | 203       | - 9.4%                            | 961          | 979          | + 1.9%                            |
| Sold Listings                   | 134       | 156       | + 16.4%                           | 619          | 678          | + 9.5%                            |
| Days on Market Until Sale       | 21        | 29        | + 38.1%                           | 31           | 36           | + 16.1%                           |
| Median Sales Price*             | \$705,500 | \$715,000 | + 1.3%                            | \$695,000    | \$675,000    | - 2.9%                            |
| Average Sales Price*            | \$752,610 | \$768,862 | + 2.2%                            | \$747,067    | \$728,340    | - 2.5%                            |
| Percent of List Price Received* | 100.3%    | 99.9%     | - 0.4%                            | 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                 | May       |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 05-2025 | Thru 05-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 188       | 146       | - 22.3%                           | --           | --           | --                                |
| Under Contract                  | 43        | 38        | - 11.6%                           | 191          | 183          | - 4.2%                            |
| New Listings                    | 80        | 59        | - 26.3%                           | 343          | 287          | - 16.3%                           |
| Sold Listings                   | 36        | 47        | + 30.6%                           | 170          | 160          | - 5.9%                            |
| Days on Market Until Sale       | 46        | 51        | + 10.9%                           | 49           | 70           | + 42.9%                           |
| Median Sales Price*             | \$438,225 | \$405,000 | - 7.6%                            | \$440,000    | \$419,500    | - 4.7%                            |
| Average Sales Price*            | \$437,951 | \$401,792 | - 8.3%                            | \$439,608    | \$426,930    | - 2.9%                            |
| Percent of List Price Received* | 99.2%     | 99.0%     | - 0.2%                            | 99.0%        | 98.7%        | - 0.3%                            |

\* 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

