

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

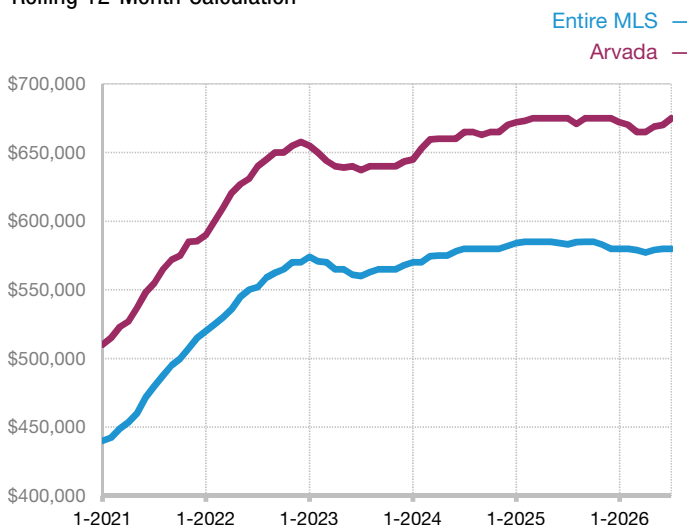
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	456	346	- 24.1%	--	--	--
Under Contract	124	139	+ 12.1%	930	1,036	+ 11.4%
New Listings	210	202	- 3.8%	1,382	1,391	+ 0.7%
Sold Listings	122	138	+ 13.1%	889	980	+ 10.2%
Days on Market Until Sale	33	33	0.0%	31	35	+ 12.9%
Median Sales Price*	\$643,500	\$699,445	+ 8.7%	\$689,999	\$681,995	- 1.2%
Average Sales Price*	\$725,488	\$735,152	+ 1.3%	\$740,514	\$732,181	- 1.1%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.9%	99.8%	- 0.1%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	170	162	- 4.7%	--	--	--
Under Contract	38	43	+ 13.2%	271	247	- 8.9%
New Listings	57	60	+ 5.3%	454	411	- 9.5%
Sold Listings	42	28	- 33.3%	251	225	- 10.4%
Days on Market Until Sale	57	59	+ 3.5%	50	66	+ 32.0%
Median Sales Price*	\$412,125	\$422,500	+ 2.5%	\$439,950	\$420,000	- 4.5%
Average Sales Price*	\$417,029	\$424,013	+ 1.7%	\$437,992	\$428,402	- 2.2%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	98.9%	98.9%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

