

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

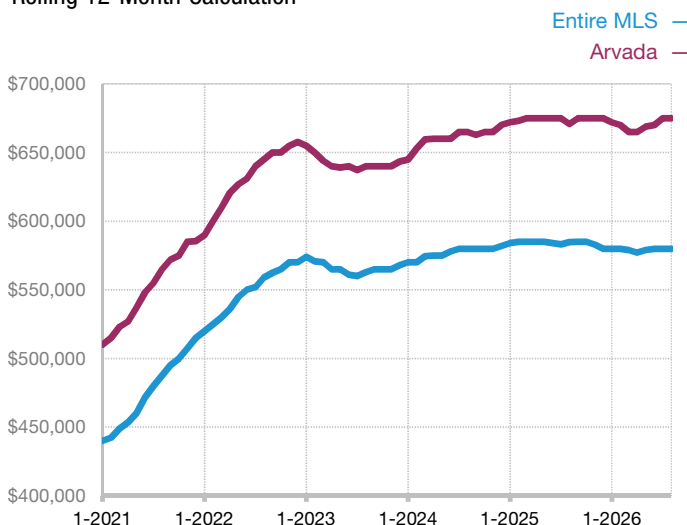
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	456	359	- 21.3%	--	--	--
Under Contract	112	137	+ 22.3%	1,042	1,166	+ 11.9%
New Listings	160	192	+ 20.0%	1,542	1,582	+ 2.6%
Sold Listings	130	130	0.0%	1,019	1,110	+ 8.9%
Days on Market Until Sale	40	35	- 12.5%	32	35	+ 9.4%
Median Sales Price*	\$649,950	\$666,000	+ 2.5%	\$685,000	\$679,950	- 0.7%
Average Sales Price*	\$744,796	\$717,173	- 3.7%	\$741,060	\$730,423	- 1.4%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.7%	99.6%	- 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	173	150	- 13.3%	--	--	--
Under Contract	34	33	- 2.9%	304	279	- 8.2%
New Listings	57	43	- 24.6%	511	454	- 11.2%
Sold Listings	40	40	0.0%	291	266	- 8.6%
Days on Market Until Sale	56	59	+ 5.4%	51	66	+ 29.4%
Median Sales Price*	\$427,500	\$410,625	- 3.9%	\$438,900	\$420,000	- 4.3%
Average Sales Price*	\$444,932	\$411,798	- 7.4%	\$438,946	\$426,080	- 2.9%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	98.9%	98.7%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

