

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arvada

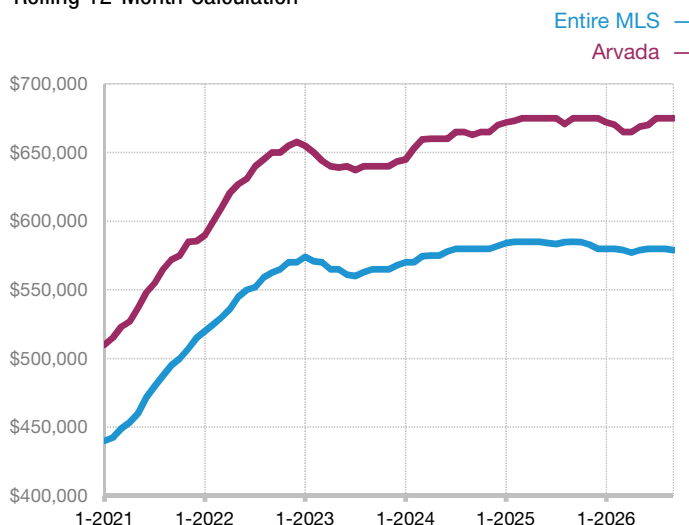
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	442	367	- 17.0%	--	--	--
Under Contract	137	134	- 2.2%	1,179	1,294	+ 9.8%
New Listings	175	198	+ 13.1%	1,717	1,779	+ 3.6%
Sold Listings	105	117	+ 11.4%	1,124	1,230	+ 9.4%
Days on Market Until Sale	40	54	+ 35.0%	33	37	+ 12.1%
Median Sales Price*	\$660,000	\$665,000	+ 0.8%	\$680,000	\$675,000	- 0.7%
Average Sales Price*	\$701,482	\$715,199	+ 2.0%	\$737,363	\$728,994	- 1.1%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	164	161	- 1.8%	--	--	--
Under Contract	38	40	+ 5.3%	341	317	- 7.0%
New Listings	49	59	+ 20.4%	559	513	- 8.2%
Sold Listings	36	33	- 8.3%	327	300	- 8.3%
Days on Market Until Sale	60	89	+ 48.3%	52	68	+ 30.8%
Median Sales Price*	\$399,995	\$349,900	- 12.5%	\$435,000	\$414,000	- 4.8%
Average Sales Price*	\$404,194	\$368,546	- 8.8%	\$435,120	\$419,215	- 3.7%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.8%	98.7%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

