Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Arvada

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	415	**380**	- 8.4%	--	**--**	--
Under Contract	131	**112**	- 14.5%	1,310	**1,394**	+ 6.4%
New Listings	153	**171**	+ 11.8%	1,870	**1,946**	+ 4.1%
Sold Listings	152	**121**	- 20.4%	1,276	**1,352**	+ 6.0%
Days on Market Until Sale	37	**45**	+ 21.6%	33	**38**	+ 15.2%
Median Sales Price*	$662,500	**$680,000**	+ 2.6%	$680,000	**$675,000**	- 0.7%
Average Sales Price*	$712,372	**$694,107**	- 2.6%	$734,386	**$725,969**	- 1.1%
Percent of List Price Received*	99.0%	**98.3%**	- 0.7%	99.6%	**99.4%**	- 0.2%

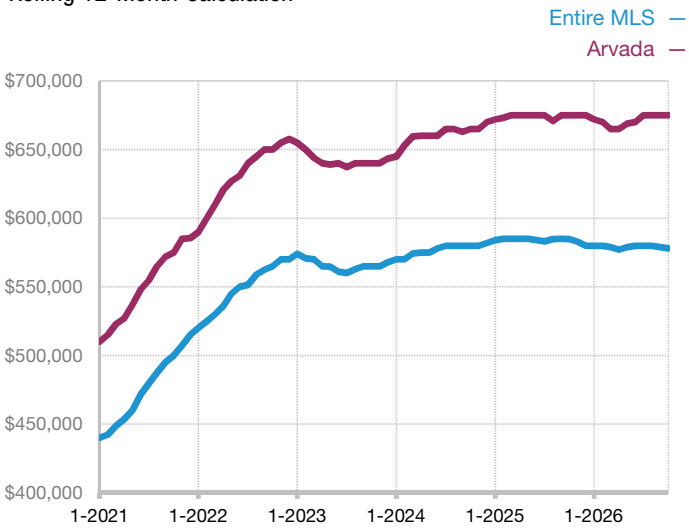
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

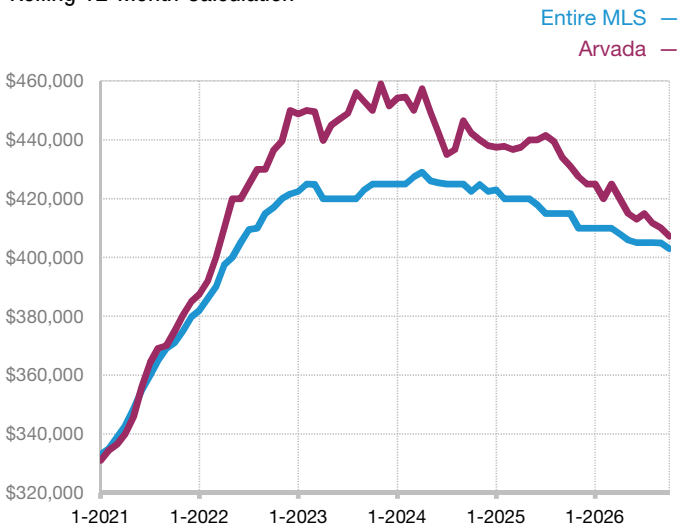
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	181	**139**	- 23.2%	--	**--**	--
Under Contract	32	**26**	- 18.8%	373	**340**	- 8.8%
New Listings	66	**34**	- 48.5%	625	**547**	- 12.5%
Sold Listings	37	**32**	- 13.5%	364	**331**	- 9.1%
Days on Market Until Sale	59	**70**	+ 18.6%	53	**69**	+ 30.2%
Median Sales Price*	$389,000	**$365,000**	- 6.2%	$425,000	**$407,000**	- 4.2%
Average Sales Price*	$394,594	**$357,194**	- 9.5%	$431,001	**$413,670**	- 4.0%
Percent of List Price Received*	96.7%	**98.5%**	+ 1.9%	98.6%	**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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.