Arvada 80002

ZIP code · CO · Colorado › Jefferson County › Arvada

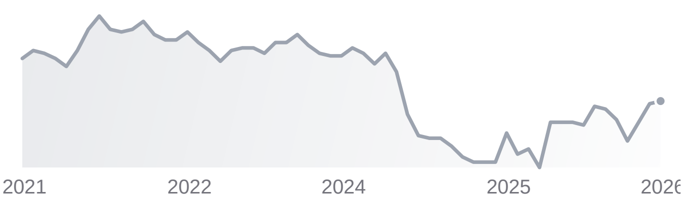
BALANCED MARKET

$596K	-4.8%	266	$529K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

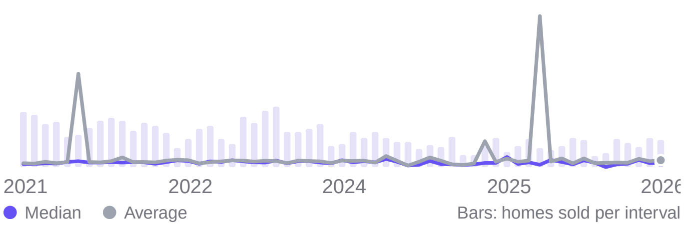
Market temperature — Balanced market · 51 / 100

MARKET TRENDS (5 YEARS)

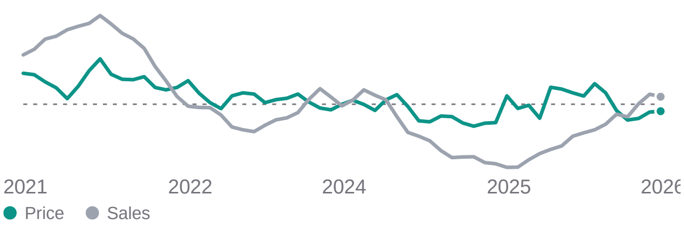
Market temperature (0–100) — 51 / 100



Sale prices — Median $564K · Average $659K



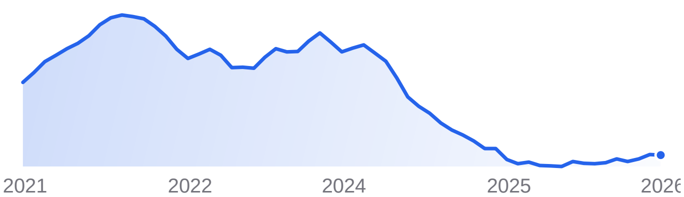
Growth (year over year) — Price -4.8% · Sales +5.1%



Price per square foot — $406/ft²

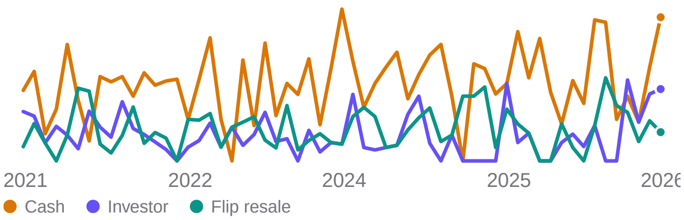
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 4.1%

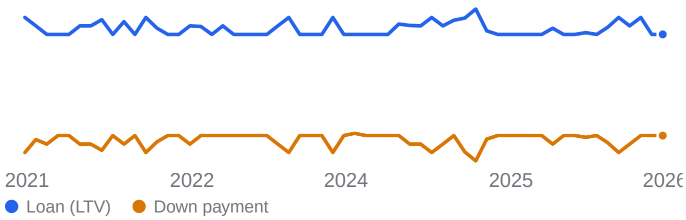


BUYERS & OUTCOMES

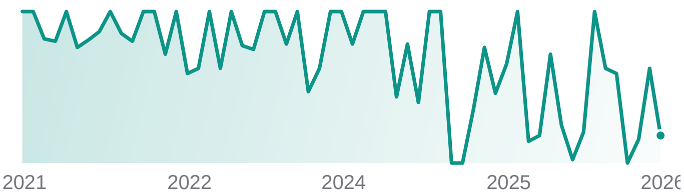
Buyer mix Cash 37% · Investor 19% · Flip resale 7.4%



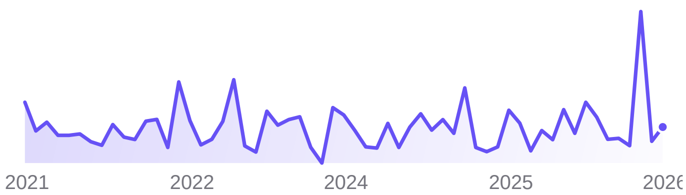
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



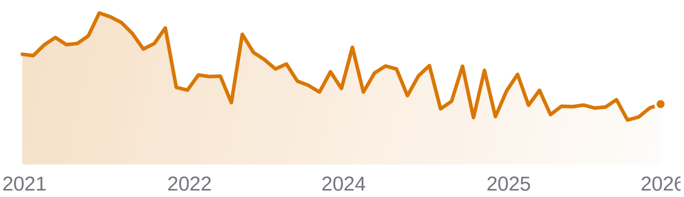
Sellers who sold at a gain 82%



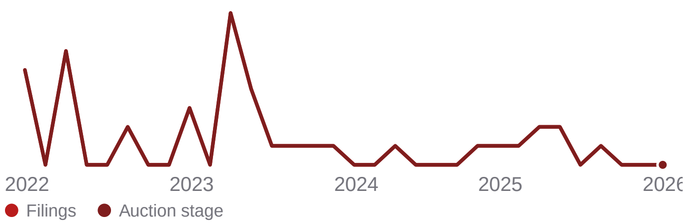
Typical hold before selling 6.3 yrs



Median annualized return at resale +4.6%



Preforeclosure filings Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,459
Median value (AVM)	$529K
Median size	1,278 ft²
Median bedrooms	3
Median year built	1975
Single family	62%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	14%
Median loan-to-value	46%

Typical ownership tenure	**8.9 yrs**

COMMUNITY

Population	**20,314**
Density	**3,285 / mi²**
Median household income	**$86K**
Average household income	**$105K**
Crime index (US avg 100)	**135**
Air pollution index (US avg 100)	**94**
Earthquake index (US avg 100)	**45**
Homes occupied	**95%**
Bachelor's or higher	**29%**
Poverty rate	**9.1%**
Unemployment	**1.5%**
Average temp	**51°F**
Annual precip	**17 in**
Sunshine	**69%**

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.