



Arvada, Colorado.

Current market data.

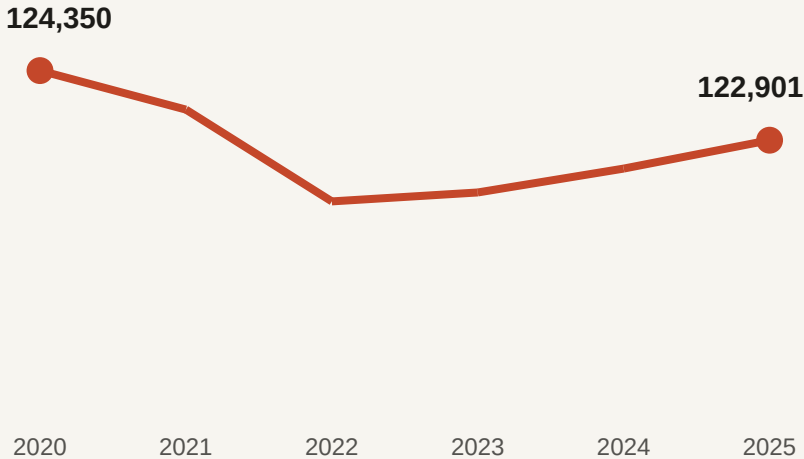
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

122,901

people, the 7th-largest of Colorado's cities and towns.



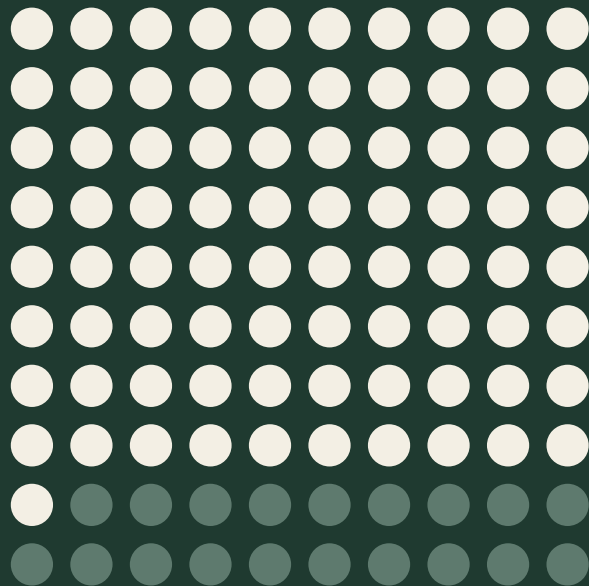
Source: Census Population Estimates, 2025

THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

81.4%

of 34,966 jobs located in Arvada are filled by in-commuters.



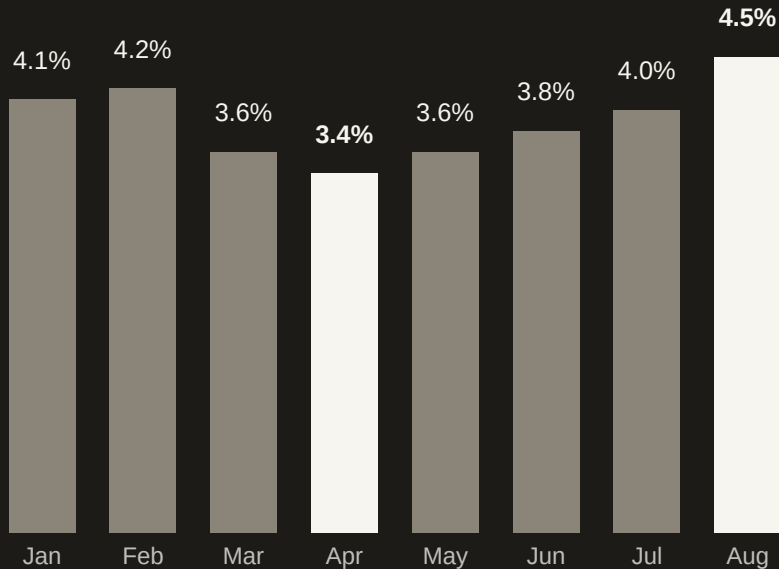
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

4.5%

in August 2026, the latest month released. A year earlier it was 3.8%.

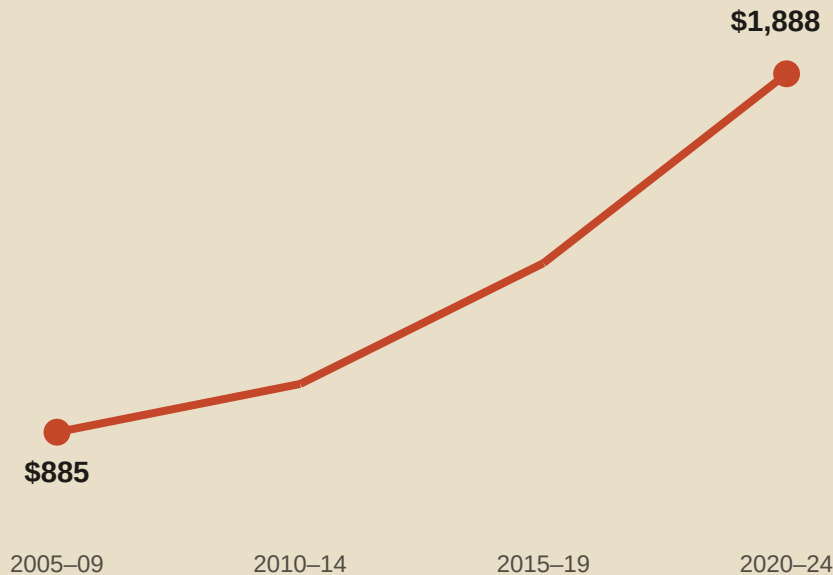


RENT

Median rent is up 113%
since the 2005–2009
survey, before inflation.

\$1,888

a month. Colorado's median is \$1,761.





THE SEAM

Cross one tract line and median rent jumps \$1,632.

A \$1,632 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 605.01

\$1,869

TRACT 98.37

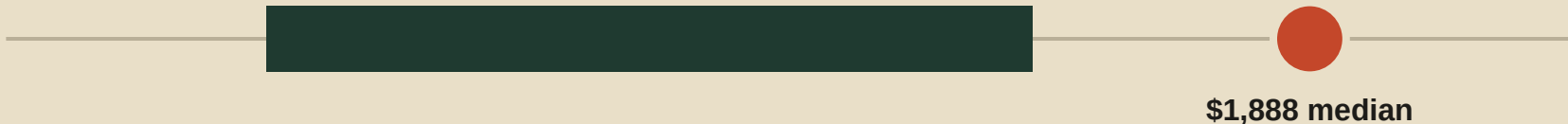
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,124–\$1,685



\$1,888 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

4,699

homes permitted in ten years,
2016–2025

10%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 52,169 homes here.

126–350

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 17%
more than Colorado's.

\$632,600

median home value in Arvada.

Arvada



\$632,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ARVADA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/co/arvada/**](https://almanacdata.ai/e/co/arvada/)

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