ZIP 80003, Arvada, Colorado.

Current market data.

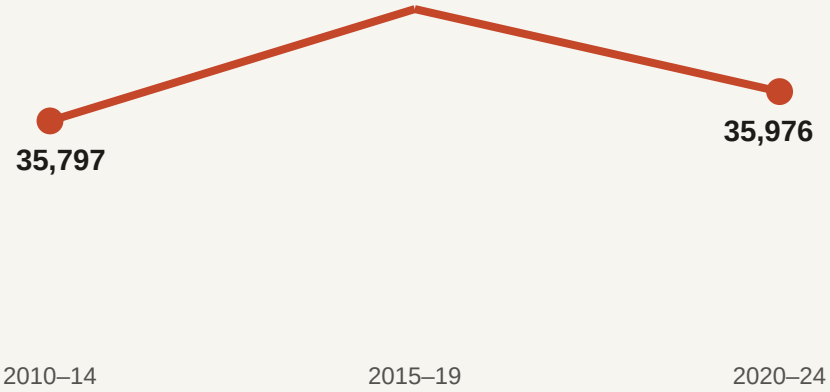
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

35,976 people call ZIP 80003 home.

35,976

people.



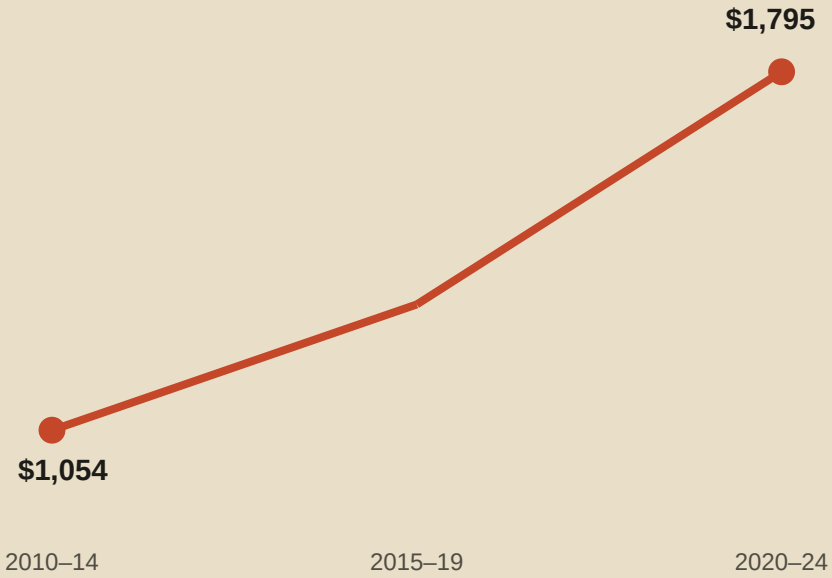
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 70% since the 2010–2014 survey, before inflation.

$1,795

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 14,297 homes here.

45–83

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

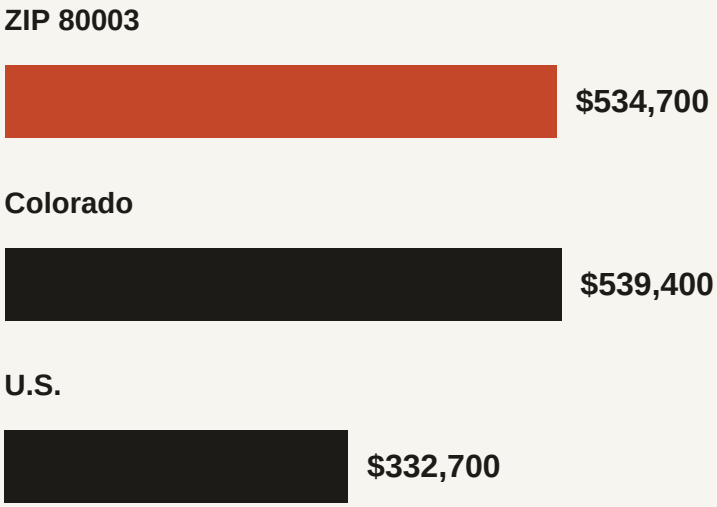
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 1% less than Colorado's.

$534,700

median home value in ZIP 80003.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 80003'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/zip/80003/**