



ZIP 80403, Arvada, Colorado.

Current market data.

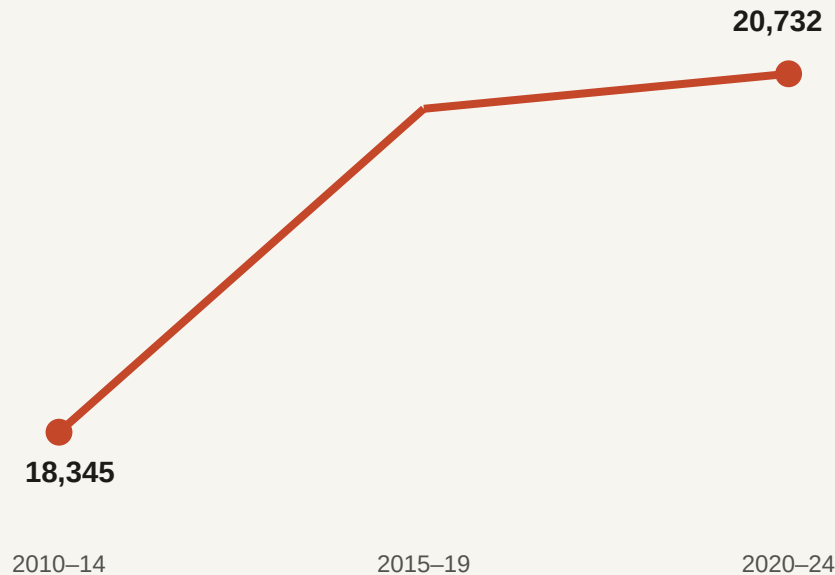
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**20,732 people call ZIP
80403 home.**

20,732

people.

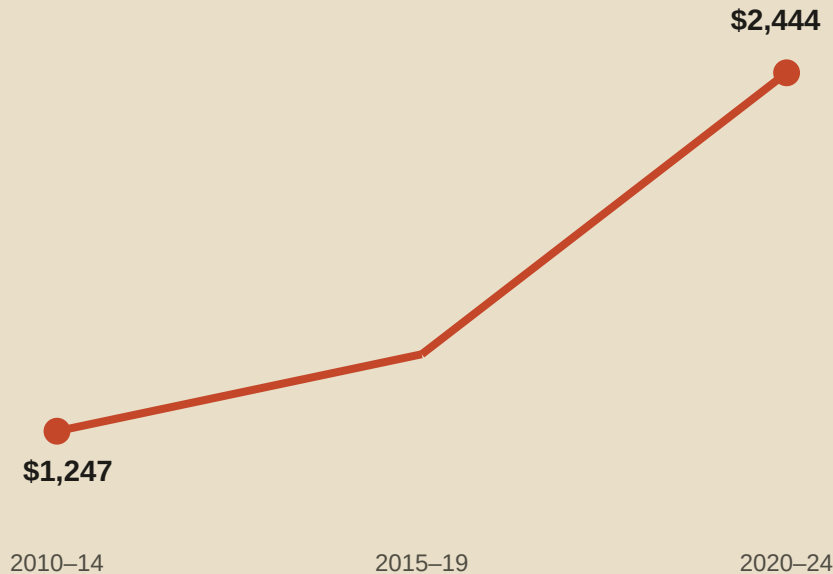


RENT

Median rent is up 96%
since the 2010–2014
survey, before inflation.

\$2,444

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

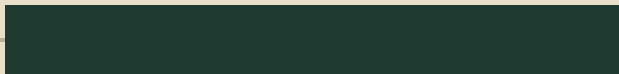




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,291–\$1,936



\$2,444 median

is the monthly rent range local workforce wages support.



BUILDING

60% of the housing here was built before 2000.

60%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 8,854 homes here.

11–91

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



HOME VALUE

A median home costs 55%
more than Colorado's.

\$838,000

median home value in ZIP 80403.

ZIP 80403



\$838,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80403'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/80403/

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