

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

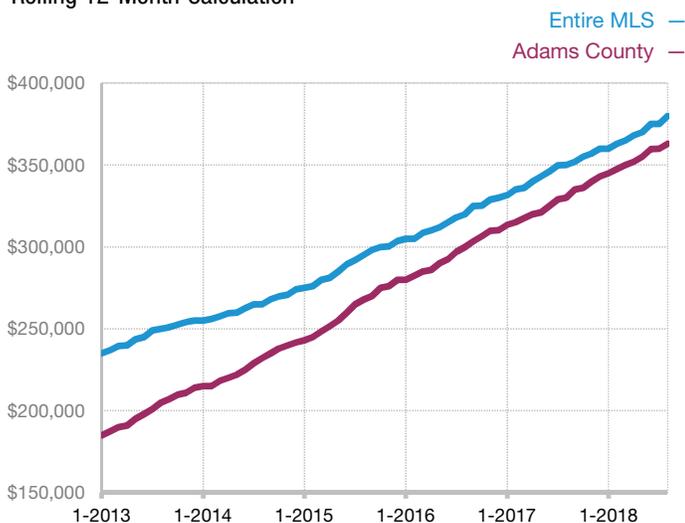
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	956	<b>966</b>	+ 1.0%	--	--	--
Under Contract	654	<b>625</b>	- 4.4%	4,675	<b>4,777</b>	+ 2.2%
New Listings	793	<b>786</b>	- 0.9%	5,391	<b>5,832</b>	+ 8.2%
Sold Listings	630	<b>636</b>	+ 1.0%	4,430	<b>4,525</b>	+ 2.1%
Days on Market Until Sale	17	<b>23</b>	+ 35.3%	21	<b>21</b>	0.0%
Median Sales Price*	\$346,000	<b>\$371,000</b>	+ 7.2%	\$340,000	<b>\$370,000</b>	+ 8.8%
Average Sales Price*	\$368,968	<b>\$397,751</b>	+ 7.8%	\$360,997	<b>\$394,706</b>	+ 9.3%
Percent of List Price Received*	100.6%	<b>99.8%</b>	- 0.8%	100.8%	<b>100.6%</b>	- 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	166	<b>162</b>	- 2.4%	--	--	--
Under Contract	182	<b>176</b>	- 3.3%	1,312	<b>1,279</b>	- 2.5%
New Listings	192	<b>222</b>	+ 15.6%	1,428	<b>1,431</b>	+ 0.2%
Sold Listings	196	<b>150</b>	- 23.5%	1,248	<b>1,222</b>	- 2.1%
Days on Market Until Sale	14	<b>14</b>	0.0%	15	<b>15</b>	0.0%
Median Sales Price*	\$248,450	<b>\$265,000</b>	+ 6.7%	\$244,000	<b>\$273,405</b>	+ 12.1%
Average Sales Price*	\$256,782	<b>\$267,758</b>	+ 4.3%	\$247,261	<b>\$273,506</b>	+ 10.6%
Percent of List Price Received*	101.4%	<b>100.0%</b>	- 1.4%	101.2%	<b>101.1%</b>	- 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

