

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

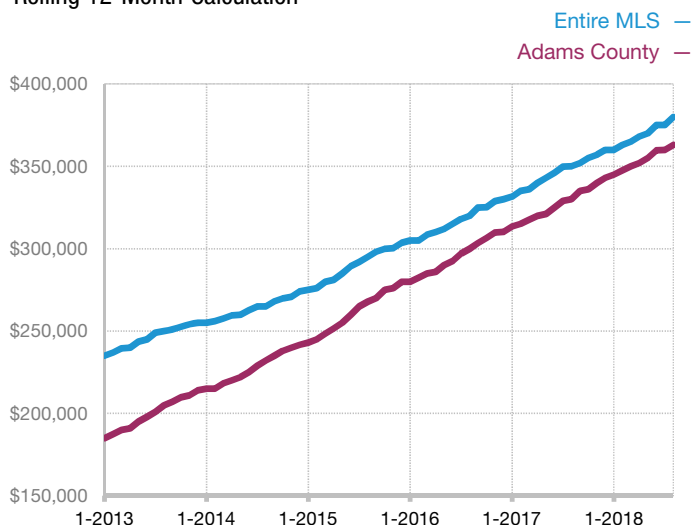
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	956	966	+ 1.0%	--	--	--
Under Contract	654	625	- 4.4%	4,675	4,777	+ 2.2%
New Listings	793	786	- 0.9%	5,391	5,832	+ 8.2%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

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



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

