

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

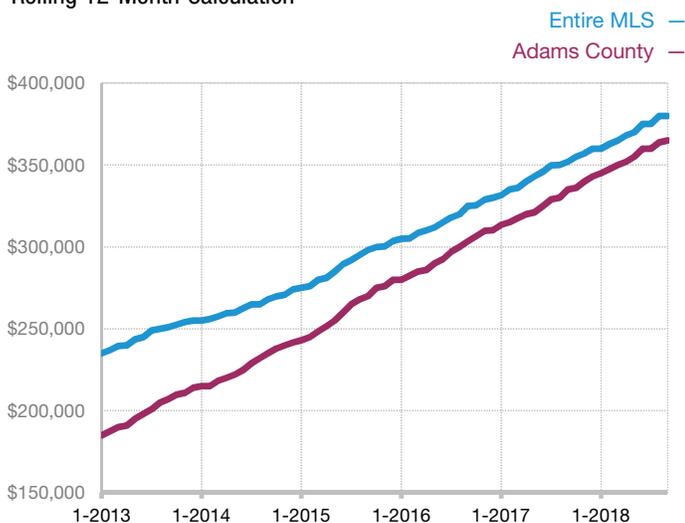
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	983	<b>1,000</b>	+ 1.7%	--	--	--
Under Contract	538	<b>557</b>	+ 3.5%	5,213	<b>5,280</b>	+ 1.3%
New Listings	632	<b>661</b>	+ 4.6%	6,023	<b>6,487</b>	+ 7.7%
Sold Listings	592	<b>496</b>	- 16.2%	5,022	<b>5,057</b>	+ 0.7%
Days on Market Until Sale	22	<b>24</b>	+ 9.1%	21	<b>21</b>	0.0%
Median Sales Price*	\$345,000	<b>\$365,000</b>	+ 5.8%	\$340,000	<b>\$370,000</b>	+ 8.8%
Average Sales Price*	\$368,340	<b>\$390,769</b>	+ 6.1%	\$361,862	<b>\$394,537</b>	+ 9.0%
Percent of List Price Received*	100.2%	<b>99.8%</b>	- 0.4%	100.7%	<b>100.5%</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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	188	<b>174</b>	- 7.4%	--	--	--
Under Contract	150	<b>134</b>	- 10.7%	1,462	<b>1,404</b>	- 4.0%
New Listings	180	<b>151</b>	- 16.1%	1,608	<b>1,578</b>	- 1.9%
Sold Listings	175	<b>131</b>	- 25.1%	1,423	<b>1,363</b>	- 4.2%
Days on Market Until Sale	19	<b>17</b>	- 10.5%	15	<b>15</b>	0.0%
Median Sales Price*	\$240,000	<b>\$270,000</b>	+ 12.5%	\$243,000	<b>\$272,500</b>	+ 12.1%
Average Sales Price*	\$242,161	<b>\$273,817</b>	+ 13.1%	\$246,634	<b>\$273,397</b>	+ 10.9%
Percent of List Price Received*	100.4%	<b>99.9%</b>	- 0.5%	101.1%	<b>101.0%</b>	- 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

