

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

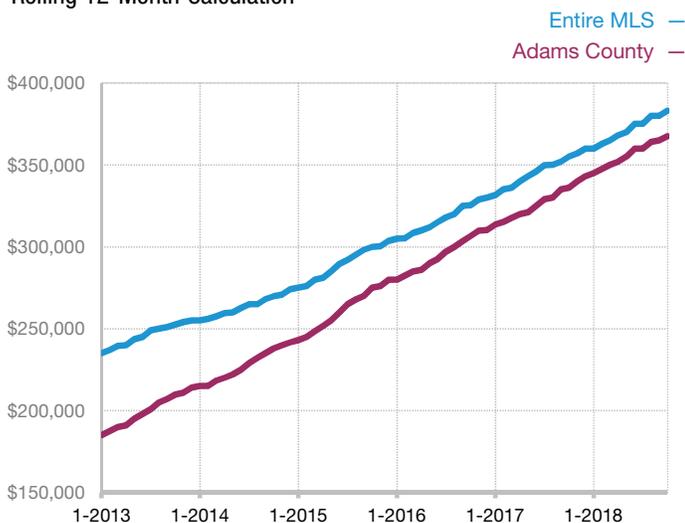
| Single Family                   | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018     | Percent Change from Previous Year |
| Inventory of Active Listings    | 874       | <b>1,056</b>     | + 20.8%                           | --           | --               | --                                |
| Under Contract                  | 626       | <b>587</b>       | - 6.2%                            | 5,840        | <b>5,808</b>     | - 0.5%                            |
| New Listings                    | 586       | <b>710</b>       | + 21.2%                           | 6,609        | <b>7,190</b>     | + 8.8%                            |
| Sold Listings                   | 588       | <b>531</b>       | - 9.7%                            | 5,610        | <b>5,628</b>     | + 0.3%                            |
| Days on Market Until Sale       | 25        | <b>29</b>        | + 16.0%                           | 21           | <b>22</b>        | + 4.8%                            |
| Median Sales Price*             | \$347,850 | <b>\$370,000</b> | + 6.4%                            | \$340,500    | <b>\$370,000</b> | + 8.7%                            |
| Average Sales Price*            | \$364,891 | <b>\$392,155</b> | + 7.5%                            | \$362,180    | <b>\$394,484</b> | + 8.9%                            |
| Percent of List Price Received* | 99.7%     | <b>99.3%</b>     | - 0.4%                            | 100.6%       | <b>100.4%</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                 | October   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018     | Percent Change from Previous Year |
| Inventory of Active Listings    | 140       | <b>186</b>       | + 32.9%                           | --           | --               | --                                |
| Under Contract                  | 168       | <b>151</b>       | - 10.1%                           | 1,630        | <b>1,545</b>     | - 5.2%                            |
| New Listings                    | 132       | <b>173</b>       | + 31.1%                           | 1,740        | <b>1,750</b>     | + 0.6%                            |
| Sold Listings                   | 164       | <b>119</b>       | - 27.4%                           | 1,587        | <b>1,486</b>     | - 6.4%                            |
| Days on Market Until Sale       | 16        | <b>21</b>        | + 31.3%                           | 15           | <b>15</b>        | 0.0%                              |
| Median Sales Price*             | \$258,790 | <b>\$275,000</b> | + 6.3%                            | \$245,000    | <b>\$273,000</b> | + 11.4%                           |
| Average Sales Price*            | \$261,468 | <b>\$289,966</b> | + 10.9%                           | \$248,167    | <b>\$274,674</b> | + 10.7%                           |
| Percent of List Price Received* | 100.3%    | <b>99.9%</b>     | - 0.4%                            | 101.0%       | <b>100.9%</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

