

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

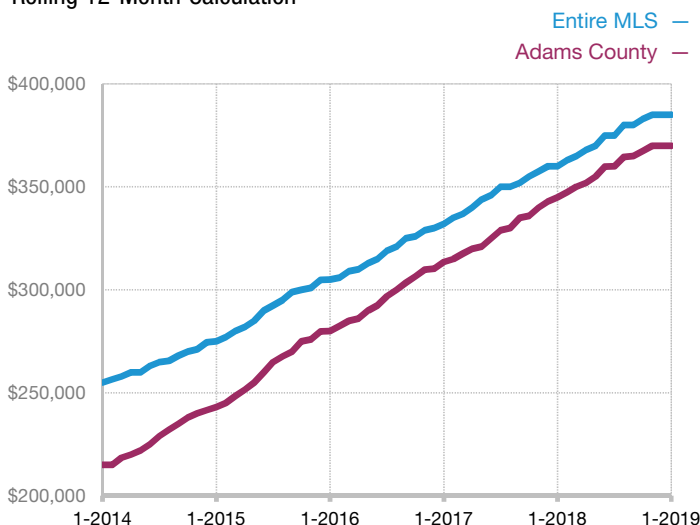
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	574	712	+ 24.0%	--	--	--
Under Contract	434	547	+ 26.0%	434	547	+ 26.0%
New Listings	503	608	+ 20.9%	503	608	+ 20.9%
Sold Listings	406	383	- 5.7%	406	383	- 5.7%
Days on Market Until Sale	29	42	+ 44.8%	29	42	+ 44.8%
Median Sales Price*	\$352,000	\$370,000	+ 5.1%	\$352,000	\$370,000	+ 5.1%
Average Sales Price*	\$374,596	\$399,135	+ 6.6%	\$374,596	\$399,135	+ 6.6%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.6%	98.9%	- 0.7%

* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	113	139	+ 23.0%	--	--	--
Under Contract	124	152	+ 22.6%	124	152	+ 22.6%
New Listings	136	171	+ 25.7%	136	171	+ 25.7%
Sold Listings	106	121	+ 14.2%	106	121	+ 14.2%
Days on Market Until Sale	19	33	+ 73.7%	19	33	+ 73.7%
Median Sales Price*	\$256,000	\$270,000	+ 5.5%	\$256,000	\$270,000	+ 5.5%
Average Sales Price*	\$253,606	\$272,870	+ 7.6%	\$253,606	\$272,870	+ 7.6%
Percent of List Price Received*	100.3%	98.8%	- 1.5%	100.3%	98.8%	- 1.5%

* 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

