

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

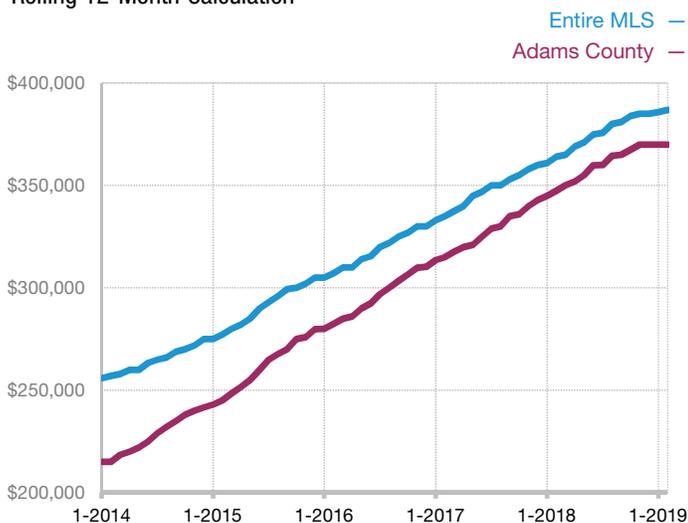
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	607	651	+ 7.2%	--	--	--
Under Contract	470	527	+ 12.1%	904	1,040	+ 15.0%
New Listings	548	496	- 9.5%	1,051	1,100	+ 4.7%
Sold Listings	386	417	+ 8.0%	792	809	+ 2.1%
Days on Market Until Sale	27	42	+ 55.6%	28	42	+ 50.0%
Median Sales Price*	\$375,000	\$370,000	- 1.3%	\$363,750	\$370,000	+ 1.7%
Average Sales Price*	\$400,933	\$387,343	- 3.4%	\$387,432	\$393,014	+ 1.4%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	100.0%	99.1%	- 0.9%

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	112	133	+ 18.8%	--	--	--
Under Contract	120	166	+ 38.3%	243	309	+ 27.2%
New Listings	120	156	+ 30.0%	257	327	+ 27.2%
Sold Listings	95	106	+ 11.6%	201	231	+ 14.9%
Days on Market Until Sale	20	31	+ 55.0%	19	32	+ 68.4%
Median Sales Price*	\$277,000	\$270,000	- 2.5%	\$267,499	\$270,000	+ 0.9%
Average Sales Price*	\$281,653	\$269,049	- 4.5%	\$266,862	\$271,204	+ 1.6%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	100.6%	99.1%	- 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

