

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

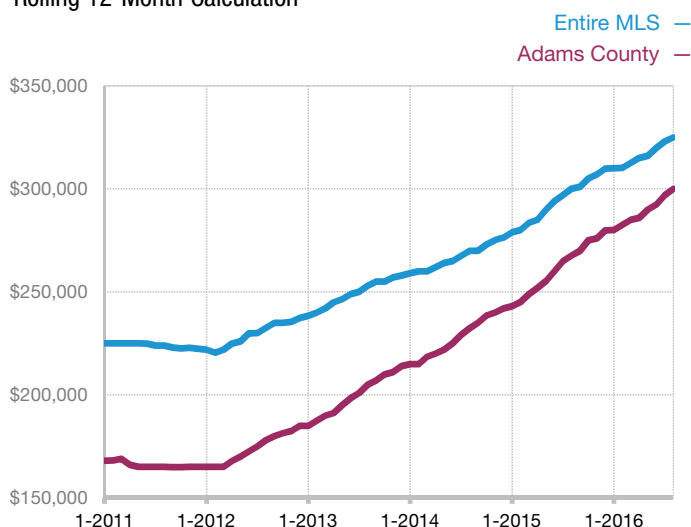
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	980	654	- 33.3%	--	--	--
Under Contract	624	646	+ 3.5%	4,599	4,606	+ 0.2%
New Listings	725	673	- 7.2%	5,428	5,144	- 5.2%
Sold Listings	636	595	- 6.4%	4,269	4,197	- 1.7%
Days on Market Until Sale	16	18	+ 12.5%	18	20	+ 11.1%
Median Sales Price*	\$280,000	\$320,000	+ 14.3%	\$279,500	\$310,000	+ 10.9%
Average Sales Price*	\$306,923	\$336,902	+ 9.8%	\$300,951	\$332,231	+ 10.4%
Percent of List Price Received*	101.0%	100.9%	- 0.1%	101.3%	101.1%	- 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	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	134	100	- 25.4%	--	--	--
Under Contract	176	184	+ 4.5%	1,222	1,244	+ 1.8%
New Listings	189	194	+ 2.6%	1,350	1,316	- 2.5%
Sold Listings	175	154	- 12.0%	1,113	1,066	- 4.2%
Days on Market Until Sale	10	9	- 10.0%	11	10	- 9.1%
Median Sales Price*	\$197,000	\$220,000	+ 11.7%	\$189,900	\$217,250	+ 14.4%
Average Sales Price*	\$192,066	\$220,937	+ 15.0%	\$189,353	\$216,671	+ 14.4%
Percent of List Price Received*	101.5%	102.2%	+ 0.7%	101.7%	102.1%	+ 0.4%

* 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

