

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

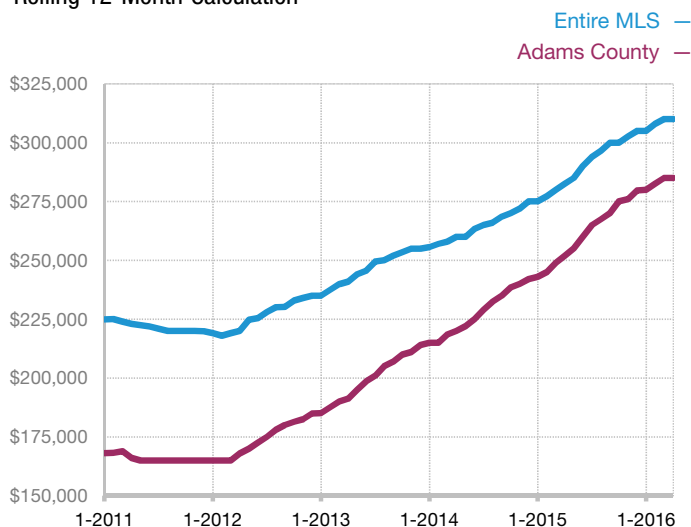
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	662	447	- 32.5%	--	--	--
Under Contract	638	640	+ 0.3%	2,101	2,095	- 0.3%
New Listings	829	708	- 14.6%	2,414	2,216	- 8.2%
Sold Listings	580	483	- 16.7%	1,710	1,725	+ 0.9%
Days on Market Until Sale	16	19	+ 18.8%	22	25	+ 13.6%
Median Sales Price*	\$285,571	\$312,000	+ 9.3%	\$268,000	\$300,000	+ 11.9%
Average Sales Price*	\$302,137	\$333,224	+ 10.3%	\$289,838	\$322,524	+ 11.3%
Percent of List Price Received*	101.9%	101.2%	- 0.7%	101.1%	100.5%	- 0.6%

* 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	106	65	- 38.7%	--	--	--
Under Contract	179	170	- 5.0%	512	546	+ 6.6%
New Listings	205	179	- 12.7%	579	562	- 2.9%
Sold Listings	130	136	+ 4.6%	397	436	+ 9.8%
Days on Market Until Sale	9	12	+ 33.3%	13	12	- 7.7%
Median Sales Price*	\$180,500	\$213,500	+ 18.3%	\$175,000	\$208,550	+ 19.2%
Average Sales Price*	\$180,143	\$214,305	+ 19.0%	\$175,229	\$205,692	+ 17.4%
Percent of List Price Received*	102.4%	102.4%	0.0%	101.3%	101.6%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

