

Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

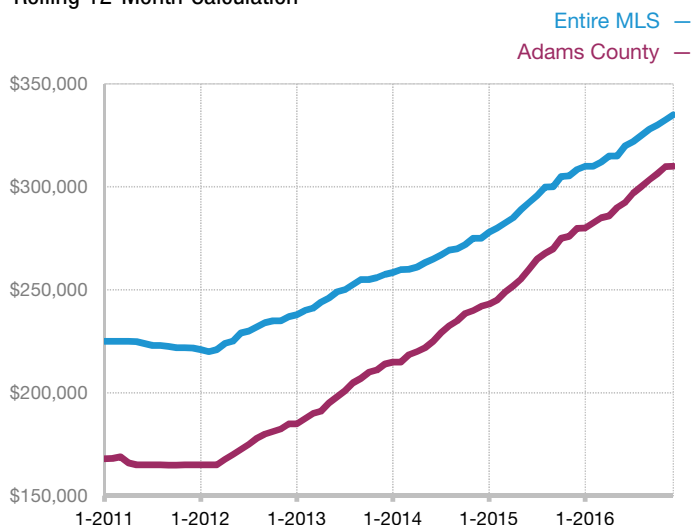
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	670	492	- 26.6%	--	--	--
Under Contract	350	403	+ 15.1%	6,545	6,521	- 0.4%
New Listings	283	318	+ 12.4%	7,386	7,249	- 1.9%
Sold Listings	553	512	- 7.4%	6,432	6,415	- 0.3%
Days on Market Until Sale	26	26	0.0%	20	21	+ 5.0%
Median Sales Price*	\$276,000	\$312,750	+ 13.3%	\$279,900	\$310,000	+ 10.8%
Average Sales Price*	\$302,970	\$330,436	+ 9.1%	\$302,390	\$332,978	+ 10.1%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	100.9%	100.7%	- 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	86	72	- 16.3%	--	--	--
Under Contract	66	107	+ 62.1%	1,713	1,776	+ 3.7%
New Listings	67	86	+ 28.4%	1,821	1,853	+ 1.8%
Sold Listings	135	150	+ 11.1%	1,683	1,708	+ 1.5%
Days on Market Until Sale	18	20	+ 11.1%	12	12	0.0%
Median Sales Price*	\$198,000	\$233,750	+ 18.1%	\$190,000	\$220,200	+ 15.9%
Average Sales Price*	\$197,784	\$238,619	+ 20.6%	\$190,729	\$221,177	+ 16.0%
Percent of List Price Received*	99.8%	100.2%	+ 0.4%	101.3%	101.5%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

