

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

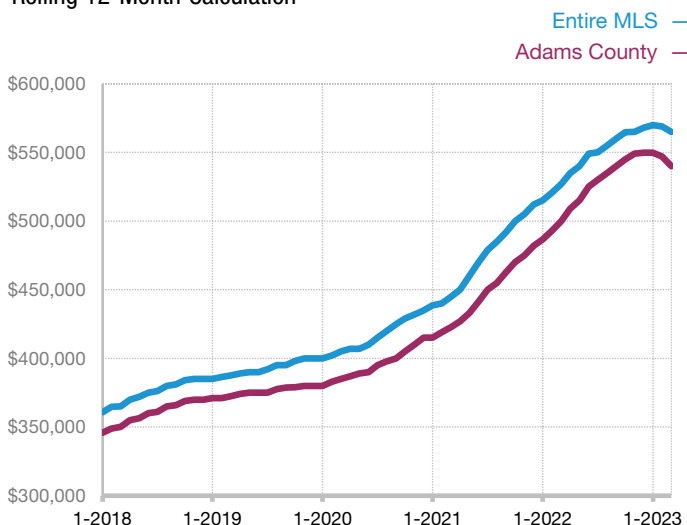
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	405	625	+ 54.3%	--	--	--
Under Contract	651	560	- 14.0%	1,527	1,449	- 5.1%
New Listings	802	610	- 23.9%	1,679	1,472	- 12.3%
Sold Listings	553	524	- 5.2%	1,333	1,179	- 11.6%
Days on Market Until Sale	13	39	+ 200.0%	15	45	+ 200.0%
Median Sales Price*	\$565,000	\$515,000	- 8.8%	\$550,000	\$515,000	- 6.4%
Average Sales Price*	\$599,429	\$543,038	- 9.4%	\$573,042	\$538,920	- 6.0%
Percent of List Price Received*	105.9%	99.6%	- 5.9%	104.2%	99.0%	- 5.0%

\* 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	92	127	+ 38.0%	--	--	--
Under Contract	149	173	+ 16.1%	417	399	- 4.3%
New Listings	183	175	- 4.4%	425	387	- 8.9%
Sold Listings	145	132	- 9.0%	380	315	- 17.1%
Days on Market Until Sale	14	38	+ 171.4%	13	40	+ 207.7%
Median Sales Price*	\$391,000	\$381,750	- 2.4%	\$391,500	\$375,000	- 4.2%
Average Sales Price*	\$392,070	\$382,852	- 2.4%	\$387,825	\$382,426	- 1.4%
Percent of List Price Received*	105.3%	100.2%	- 4.8%	104.4%	99.7%	- 4.5%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

