

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

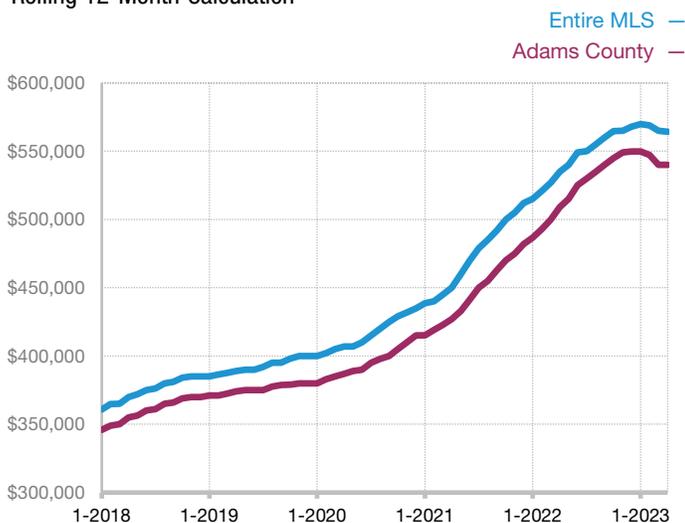
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	535	<b>599</b>	+ 12.0%	--	--	--
Under Contract	674	<b>621</b>	- 7.9%	2,201	<b>2,027</b>	- 7.9%
New Listings	825	<b>602</b>	- 27.0%	2,504	<b>2,076</b>	- 17.1%
Sold Listings	605	<b>494</b>	- 18.3%	1,938	<b>1,672</b>	- 13.7%
Days on Market Until Sale	9	<b>37</b>	+ 311.1%	13	<b>43</b>	+ 230.8%
Median Sales Price*	\$563,000	<b>\$539,950</b>	- 4.1%	\$550,500	<b>\$520,000</b>	- 5.5%
Average Sales Price*	\$590,298	<b>\$578,196</b>	- 2.1%	\$578,429	<b>\$550,557</b>	- 4.8%
Percent of List Price Received*	106.1%	<b>100.0%</b>	- 5.7%	104.8%	<b>99.3%</b>	- 5.2%

\* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	105	<b>142</b>	+ 35.2%	--	--	--
Under Contract	191	<b>132</b>	- 30.9%	608	<b>527</b>	- 13.3%
New Listings	210	<b>151</b>	- 28.1%	635	<b>538</b>	- 15.3%
Sold Listings	151	<b>152</b>	+ 0.7%	531	<b>470</b>	- 11.5%
Days on Market Until Sale	9	<b>23</b>	+ 155.6%	12	<b>35</b>	+ 191.7%
Median Sales Price*	\$425,150	<b>\$400,000</b>	- 5.9%	\$400,000	<b>\$389,500</b>	- 2.6%
Average Sales Price*	\$422,943	<b>\$403,299</b>	- 4.6%	\$397,811	<b>\$389,685</b>	- 2.0%
Percent of List Price Received*	107.7%	<b>100.2%</b>	- 7.0%	105.3%	<b>99.8%</b>	- 5.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

