

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

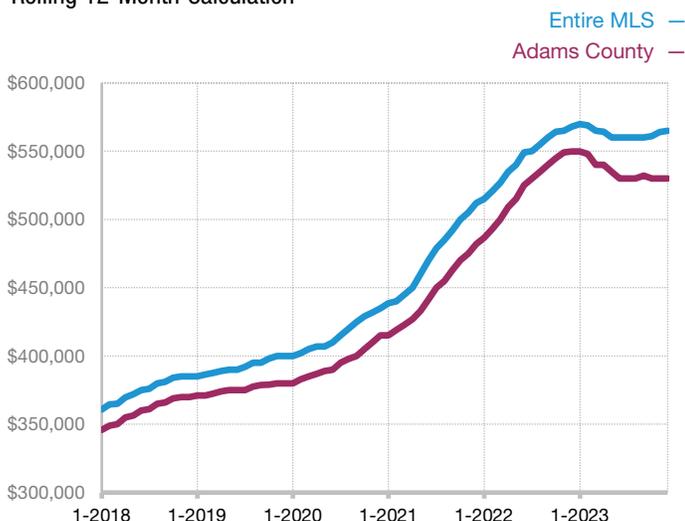
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	966	788	- 18.4%	--	--	--
Under Contract	287	340	+ 18.5%	5,954	5,410	- 9.1%
New Listings	271	289	+ 6.6%	7,545	6,423	- 14.9%
Sold Listings	409	383	- 6.4%	6,082	5,359	- 11.9%
Days on Market Until Sale	47	53	+ 12.8%	20	37	+ 85.0%
Median Sales Price*	\$512,000	\$515,000	+ 0.6%	\$550,000	\$530,000	- 3.6%
Average Sales Price*	\$539,824	\$544,918	+ 0.9%	\$577,907	\$562,506	- 2.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	102.0%	99.5%	- 2.5%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	222	126	- 43.2%	--	--	--
Under Contract	76	75	- 1.3%	1,606	1,342	- 16.4%
New Listings	61	54	- 11.5%	1,889	1,508	- 20.2%
Sold Listings	100	77	- 23.0%	1,718	1,357	- 21.0%
Days on Market Until Sale	37	49	+ 32.4%	17	35	+ 105.9%
Median Sales Price*	\$414,116	\$395,000	- 4.6%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$407,683	\$379,919	- 6.8%	\$403,990	\$396,949	- 1.7%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	102.7%	99.8%	- 2.8%

* 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

