

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

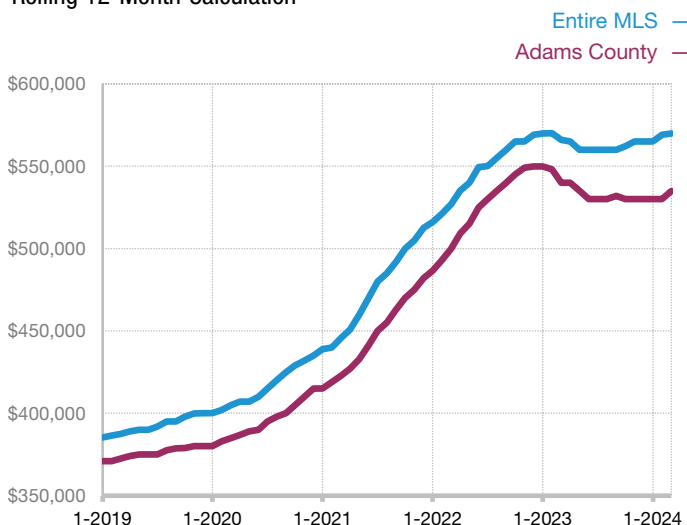
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	816	809	- 0.9%	--	--	--
Under Contract	516	620	+ 20.2%	1,403	1,504	+ 7.2%
New Listings	612	655	+ 7.0%	1,475	1,619	+ 9.8%
Sold Listings	531	475	- 10.5%	1,186	1,172	- 1.2%
Days on Market Until Sale	39	46	+ 17.9%	45	49	+ 8.9%
Median Sales Price*	\$515,000	\$541,000	+ 5.0%	\$515,000	\$530,000	+ 2.9%
Average Sales Price*	\$543,731	\$575,119	+ 5.8%	\$539,784	\$562,242	+ 4.2%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.0%	99.4%	+ 0.4%

* 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	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	171	135	- 21.1%	--	--	--
Under Contract	167	141	- 15.6%	393	299	- 23.9%
New Listings	174	139	- 20.1%	387	339	- 12.4%
Sold Listings	135	91	- 32.6%	321	221	- 31.2%
Days on Market Until Sale	38	28	- 26.3%	40	36	- 10.0%
Median Sales Price*	\$385,000	\$385,599	+ 0.2%	\$378,500	\$380,000	+ 0.4%
Average Sales Price*	\$384,353	\$385,832	+ 0.4%	\$383,287	\$379,048	- 1.1%
Percent of List Price Received*	100.2%	99.6%	- 0.6%	99.7%	99.4%	- 0.3%

* 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

