

Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

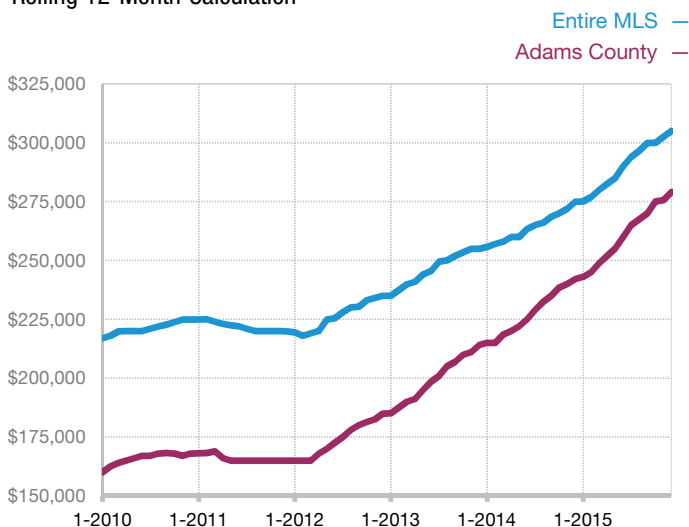
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	592	465	- 21.5%	--	--	--
Under Contract	313	392	+ 25.2%	6,067	6,610	+ 9.0%
New Listings	272	283	+ 4.0%	6,556	7,382	+ 12.6%
Sold Listings	477	526	+ 10.3%	6,119	6,378	+ 4.2%
Days on Market Until Sale	28	25	- 10.7%	29	19	- 34.5%
Median Sales Price*	\$245,000	\$276,000	+ 12.7%	\$242,000	\$279,073	+ 15.3%
Average Sales Price*	\$265,276	\$303,240	+ 14.3%	\$261,978	\$301,975	+ 15.3%
Percent of List Price Received*	99.8%	99.8%	0.0%	100.1%	100.9%	+ 0.8%

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

Townhouse-Condo	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	73	63	- 13.7%	--	--	--
Under Contract	68	74	+ 8.8%	1,502	1,723	+ 14.7%
New Listings	53	67	+ 26.4%	1,573	1,822	+ 15.8%
Sold Listings	120	133	+ 10.8%	1,501	1,679	+ 11.9%
Days on Market Until Sale	20	19	- 5.0%	19	12	- 36.8%
Median Sales Price*	\$153,500	\$198,000	+ 29.0%	\$160,000	\$190,000	+ 18.8%
Average Sales Price*	\$162,145	\$197,364	+ 21.7%	\$163,145	\$190,696	+ 16.9%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	99.9%	101.3%	+ 1.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

