

Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

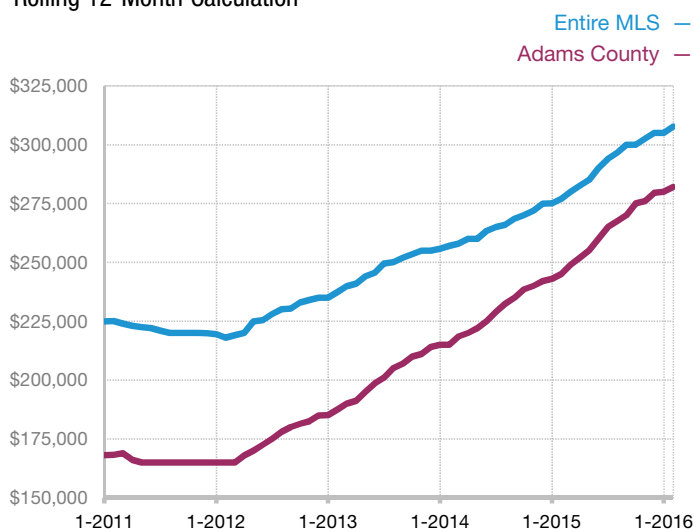
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	533	358	- 32.8%	--	--	--
Under Contract	470	545	+ 16.0%	842	974	+ 15.7%
New Listings	482	499	+ 3.5%	929	933	+ 0.4%
Sold Listings	347	339	- 2.3%	645	707	+ 9.6%
Days on Market Until Sale	27	29	+ 7.4%	29	29	0.0%
Median Sales Price*	\$250,000	\$309,900	+ 24.0%	\$250,000	\$292,000	+ 16.8%
Average Sales Price*	\$273,477	\$319,752	+ 16.9%	\$274,504	\$316,300	+ 15.2%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	100.5%	99.9%	- 0.6%

* 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	56	53	- 5.4%	--	--	--
Under Contract	109	130	+ 19.3%	201	236	+ 17.4%
New Listings	99	117	+ 18.2%	204	233	+ 14.2%
Sold Listings	85	87	+ 2.4%	155	172	+ 11.0%
Days on Market Until Sale	12	11	- 8.3%	15	13	- 13.3%
Median Sales Price*	\$175,000	\$210,000	+ 20.0%	\$173,000	\$198,000	+ 14.5%
Average Sales Price*	\$178,343	\$198,030	+ 11.0%	\$172,532	\$191,316	+ 10.9%
Percent of List Price Received*	100.6%	101.9%	+ 1.3%	100.0%	101.0%	+ 1.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

