

# Local Market Update for October 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

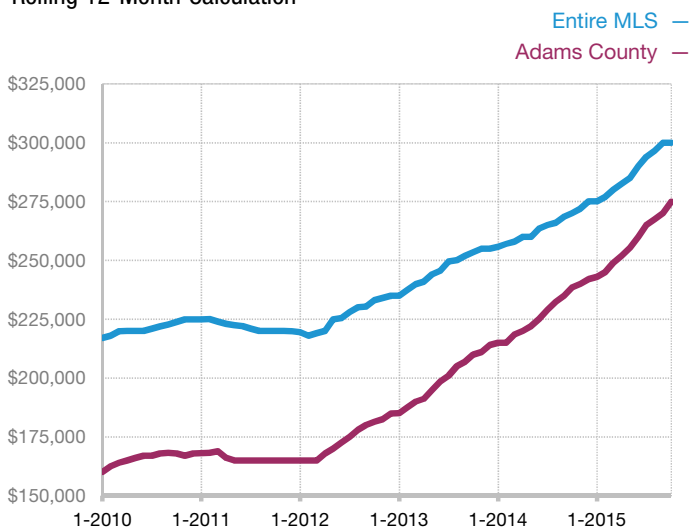
Single Family	October			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	859	<b>683</b>	- 20.5%	--	--	--
Under Contract	502	<b>649</b>	+ 29.3%	5,351	<b>5,833</b>	+ 9.0%
New Listings	523	<b>633</b>	+ 21.0%	5,970	<b>6,706</b>	+ 12.3%
Sold Listings	578	<b>539</b>	- 6.7%	5,213	<b>5,374</b>	+ 3.1%
Days on Market Until Sale	23	<b>21</b>	- 8.7%	29	<b>18</b>	- 37.9%
Median Sales Price*	\$245,000	<b>\$278,000</b>	+ 13.5%	\$241,250	<b>\$279,000</b>	+ 15.6%
Average Sales Price*	\$271,010	<b>\$304,392</b>	+ 12.3%	\$261,894	<b>\$301,234</b>	+ 15.0%
Percent of List Price Received*	99.9%	<b>99.8%</b>	- 0.1%	100.1%	<b>101.0%</b>	+ 0.9%

\* 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	October			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	148	<b>76</b>	- 48.6%	--	--	--
Under Contract	110	<b>157</b>	+ 42.7%	1,326	<b>1,542</b>	+ 16.3%
New Listings	125	<b>146</b>	+ 16.8%	1,449	<b>1,645</b>	+ 13.5%
Sold Listings	133	<b>148</b>	+ 11.3%	1,284	<b>1,423</b>	+ 10.8%
Days on Market Until Sale	17	<b>16</b>	- 5.9%	19	<b>11</b>	- 42.1%
Median Sales Price*	\$162,000	<b>\$195,500</b>	+ 20.7%	\$160,000	<b>\$190,000</b>	+ 18.8%
Average Sales Price*	\$161,952	<b>\$191,876</b>	+ 18.5%	\$161,561	<b>\$190,289</b>	+ 17.8%
Percent of List Price Received*	99.3%	<b>100.7%</b>	+ 1.4%	100.0%	<b>101.5%</b>	+ 1.5%

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



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

