

Local Market Update for May 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

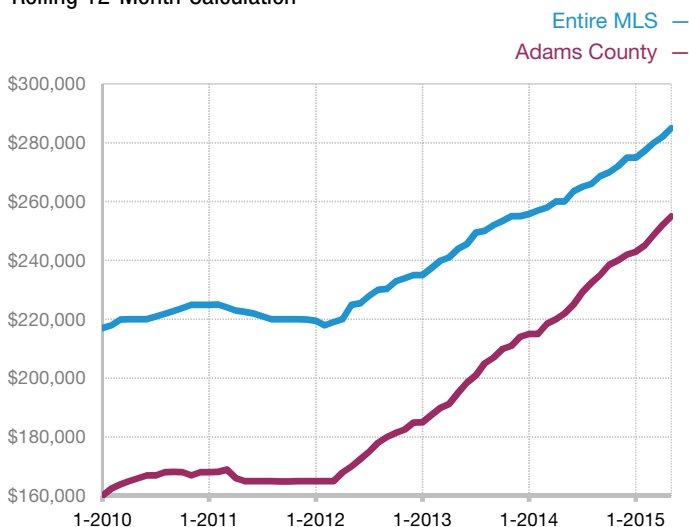
Single Family	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	911	520	- 42.9%	--	--	--
Under Contract	625	678	+ 8.5%	2,560	2,796	+ 9.2%
New Listings	722	714	- 1.1%	2,837	3,127	+ 10.2%
Sold Listings	543	563	+ 3.7%	2,193	2,267	+ 3.4%
Days on Market Until Sale	23	11	- 52.2%	38	20	- 47.4%
Median Sales Price*	\$244,000	\$280,000	+ 14.8%	\$231,000	\$272,241	+ 17.9%
Average Sales Price*	\$259,025	\$301,949	+ 16.6%	\$250,086	\$292,783	+ 17.1%
Percent of List Price Received*	100.8%	101.9%	+ 1.1%	100.0%	101.2%	+ 1.2%

* 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	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	145	76	- 47.6%	--	--	--
Under Contract	140	197	+ 40.7%	624	713	+ 14.3%
New Listings	170	188	+ 10.6%	687	769	+ 11.9%
Sold Listings	162	152	- 6.2%	535	548	+ 2.4%
Days on Market Until Sale	13	9	- 30.8%	24	12	- 50.0%
Median Sales Price*	\$156,150	\$194,000	+ 24.2%	\$151,000	\$179,975	+ 19.2%
Average Sales Price*	\$156,884	\$195,444	+ 24.6%	\$153,546	\$180,812	+ 17.8%
Percent of List Price Received*	100.7%	101.8%	+ 1.1%	99.9%	101.4%	+ 1.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

