

Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

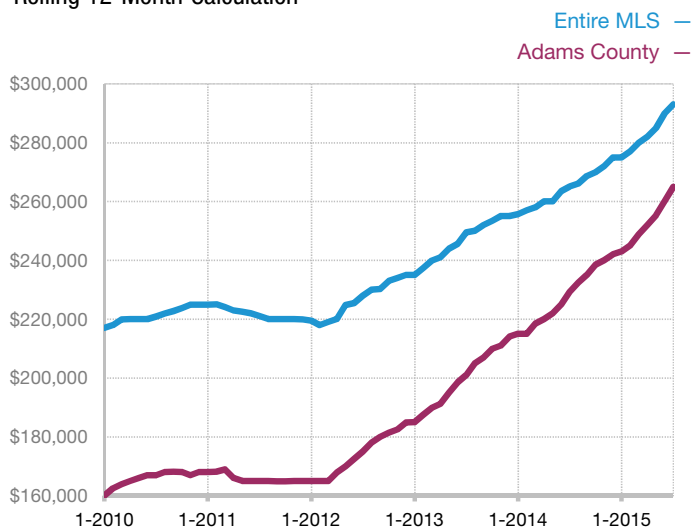
Single Family	July			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Inventory of Active Listings	1,009	721	- 28.5%	--	--	--
Under Contract	560	657	+ 17.3%	3,729	4,046	+ 8.5%
New Listings	694	832	+ 19.9%	4,251	4,696	+ 10.5%
Sold Listings	633	648	+ 2.4%	3,495	3,606	+ 3.2%
Days on Market Until Sale	23	14	- 39.1%	32	18	- 43.8%
Median Sales Price*	\$250,000	\$287,250	+ 14.9%	\$240,000	\$279,000	+ 16.3%
Average Sales Price*	\$274,351	\$310,636	+ 13.2%	\$258,644	\$299,766	+ 15.9%
Percent of List Price Received*	100.3%	101.6%	+ 1.3%	100.1%	101.4%	+ 1.3%

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

Townhouse-Condo	July			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
Inventory of Active Listings	178	101	- 43.3%	--	--	--
Under Contract	153	164	+ 7.2%	927	1,060	+ 14.3%
New Listings	179	185	+ 3.4%	1,043	1,162	+ 11.4%
Sold Listings	147	193	+ 31.3%	825	927	+ 12.4%
Days on Market Until Sale	13	10	- 23.1%	20	11	- 45.0%
Median Sales Price*	\$165,000	\$192,400	+ 16.6%	\$155,900	\$187,500	+ 20.3%
Average Sales Price*	\$170,141	\$194,707	+ 14.4%	\$157,942	\$187,963	+ 19.0%
Percent of List Price Received*	99.9%	102.6%	+ 2.7%	100.0%	101.7%	+ 1.7%

* 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

