

Local Market Update for August 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

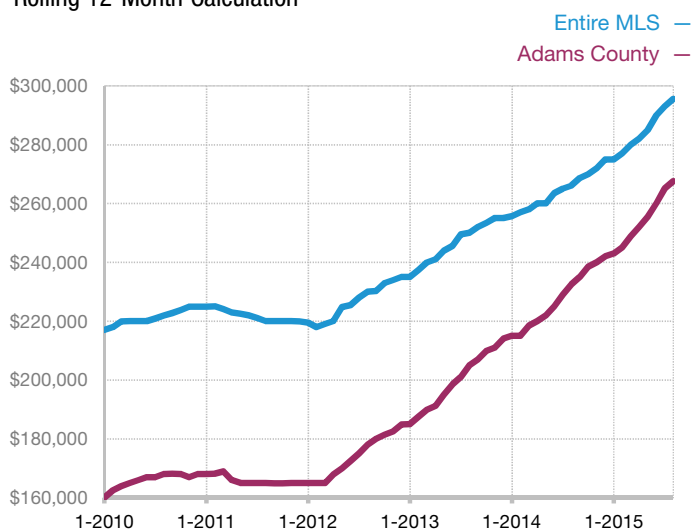
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2014 | 2015 | Percent Change from Previous Year | Thru 08-2014 | Thru 08-2015 | Percent Change from Previous Year |
| Inventory of Active Listings | 967 | 772 | - 20.2% | -- | -- | -- |
| Under Contract | 570 | 666 | + 16.8% | 4,299 | 4,667 | + 8.6% |
| New Listings | 610 | 727 | + 19.2% | 4,861 | 5,425 | + 11.6% |
| Sold Listings | 574 | 605 | + 5.4% | 4,070 | 4,228 | + 3.9% |
| Days on Market Until Sale | 21 | 16 | - 23.8% | 31 | 18 | - 41.9% |
| Median Sales Price* | \$248,250 | \$280,000 | + 12.8% | \$240,000 | \$279,075 | + 16.3% |
| Average Sales Price* | \$264,879 | \$305,176 | + 15.2% | \$259,507 | \$300,556 | + 15.8% |
| Percent of List Price Received* | 100.4% | 101.0% | + 0.6% | 100.2% | 101.3% | + 1.1% |

* 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 | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2014 | 2015 | Percent Change from Previous Year | Thru 08-2014 | Thru 08-2015 | Percent Change from Previous Year |
| Inventory of Active Listings | 165 | 106 | - 35.8% | -- | -- | -- |
| Under Contract | 168 | 185 | + 10.1% | 1,095 | 1,236 | + 12.9% |
| New Listings | 167 | 188 | + 12.6% | 1,210 | 1,350 | + 11.6% |
| Sold Listings | 155 | 173 | + 11.6% | 980 | 1,107 | + 13.0% |
| Days on Market Until Sale | 13 | 10 | - 23.1% | 19 | 11 | - 42.1% |
| Median Sales Price* | \$170,000 | \$197,000 | + 15.9% | \$159,900 | \$189,900 | + 18.8% |
| Average Sales Price* | \$173,160 | \$192,385 | + 11.1% | \$160,349 | \$188,995 | + 17.9% |
| Percent of List Price Received* | 100.2% | 101.6% | + 1.4% | 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

