

Local Market Update for January 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

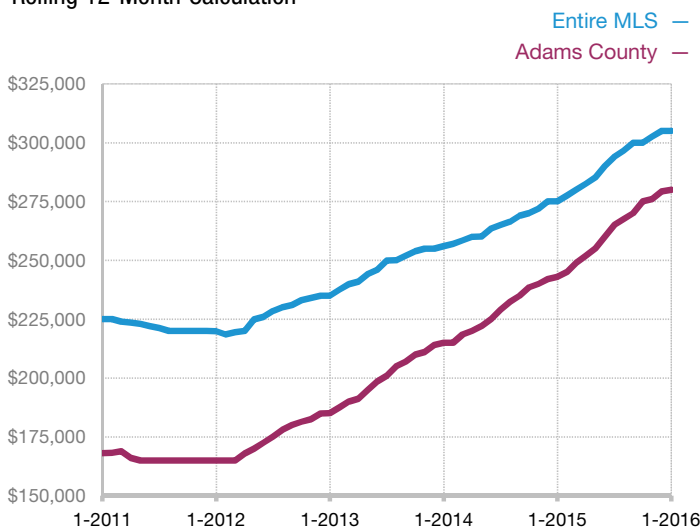
Single Family	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 01-2016	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	565	389	- 31.2%	--	--	--
Under Contract	372	468	+ 25.8%	372	468	+ 25.8%
New Listings	447	437	- 2.2%	447	437	- 2.2%
Sold Listings	298	350	+ 17.4%	298	350	+ 17.4%
Days on Market Until Sale	33	29	- 12.1%	33	29	- 12.1%
Median Sales Price*	\$245,250	\$285,000	+ 16.2%	\$245,250	\$285,000	+ 16.2%
Average Sales Price*	\$275,696	\$312,001	+ 13.2%	\$275,696	\$312,001	+ 13.2%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	100.2%	99.5%	- 0.7%

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

Townhouse-Condo	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 01-2015	Thru 01-2016	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	74	58	- 21.6%	--	--	--
Under Contract	92	116	+ 26.1%	92	116	+ 26.1%
New Listings	105	117	+ 11.4%	105	117	+ 11.4%
Sold Listings	70	83	+ 18.6%	70	83	+ 18.6%
Days on Market Until Sale	18	16	- 11.1%	18	16	- 11.1%
Median Sales Price*	\$163,050	\$185,500	+ 13.8%	\$163,050	\$185,500	+ 13.8%
Average Sales Price*	\$165,475	\$185,276	+ 12.0%	\$165,475	\$185,276	+ 12.0%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.2%	100.0%	+ 0.8%

* 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

