

# Local Market Update for September 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

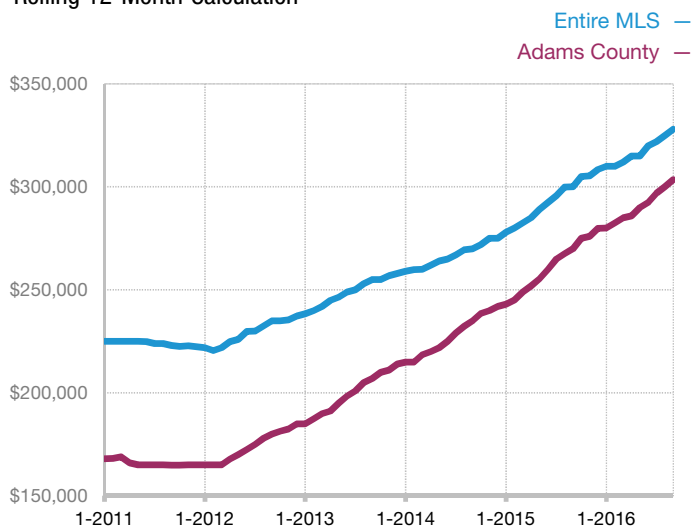
Single Family	September			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	990	743	- 24.9%	--	--	--
Under Contract	560	577	+ 3.0%	5,157	5,130	- 0.5%
New Listings	650	710	+ 9.2%	6,078	5,853	- 3.7%
Sold Listings	584	578	- 1.0%	4,853	4,807	- 0.9%
Days on Market Until Sale	20	17	- 15.0%	18	20	+ 11.1%
Median Sales Price*	\$278,500	\$315,000	+ 13.1%	\$279,500	\$310,000	+ 10.9%
Average Sales Price*	\$304,719	\$336,485	+ 10.4%	\$301,405	\$332,962	+ 10.5%
Percent of List Price Received*	100.3%	100.2%	- 0.1%	101.2%	101.0%	- 0.2%

\* 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	September			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	117	117	0.0%	--	--	--
Under Contract	163	166	+ 1.8%	1,385	1,396	+ 0.8%
New Listings	152	184	+ 21.1%	1,502	1,500	- 0.1%
Sold Listings	165	171	+ 3.6%	1,278	1,246	- 2.5%
Days on Market Until Sale	10	12	+ 20.0%	11	11	0.0%
Median Sales Price*	\$189,000	\$225,000	+ 19.0%	\$189,900	\$219,000	+ 15.3%
Average Sales Price*	\$194,348	\$222,046	+ 14.3%	\$189,998	\$217,704	+ 14.6%
Percent of List Price Received*	101.1%	100.5%	- 0.6%	101.6%	101.9%	+ 0.3%

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

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



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

