

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

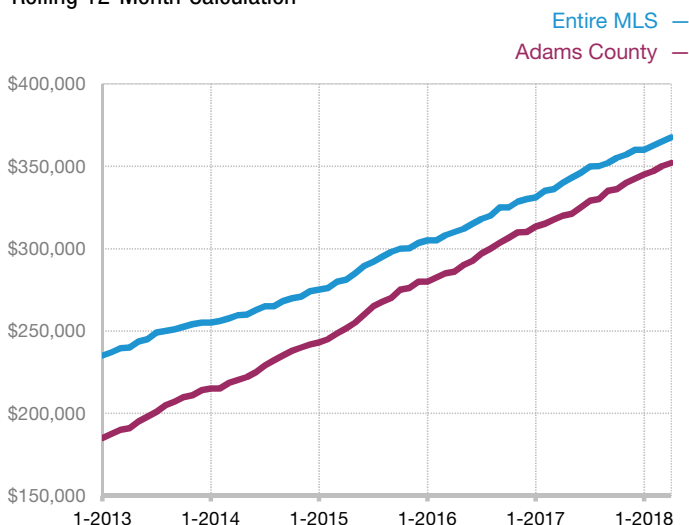
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	665	542	- 18.5%	--	--	--
Under Contract	619	720	+ 16.3%	2,126	2,289	+ 7.7%
New Listings	693	743	+ 7.2%	2,335	2,574	+ 10.2%
Sold Listings	537	548	+ 2.0%	1,846	1,845	- 0.1%
Days on Market Until Sale	16	17	+ 6.3%	25	22	- 12.0%
Median Sales Price*	\$340,000	\$376,450	+ 10.7%	\$331,000	\$370,000	+ 11.8%
Average Sales Price*	\$360,251	\$396,178	+ 10.0%	\$351,305	\$393,874	+ 12.1%
Percent of List Price Received*	101.0%	101.2%	+ 0.2%	100.5%	100.6%	+ 0.1%

\* 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	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	117	69	- 41.0%	--	--	--
Under Contract	171	194	+ 13.5%	582	630	+ 8.2%
New Listings	174	187	+ 7.5%	616	632	+ 2.6%
Sold Listings	165	166	+ 0.6%	535	507	- 5.2%
Days on Market Until Sale	11	16	+ 45.5%	17	17	0.0%
Median Sales Price*	\$235,447	\$270,000	+ 14.7%	\$236,500	\$275,000	+ 16.3%
Average Sales Price*	\$242,084	\$272,100	+ 12.4%	\$238,360	\$273,425	+ 14.7%
Percent of List Price Received*	101.9%	102.0%	+ 0.1%	100.9%	101.3%	+ 0.4%

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



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

