

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

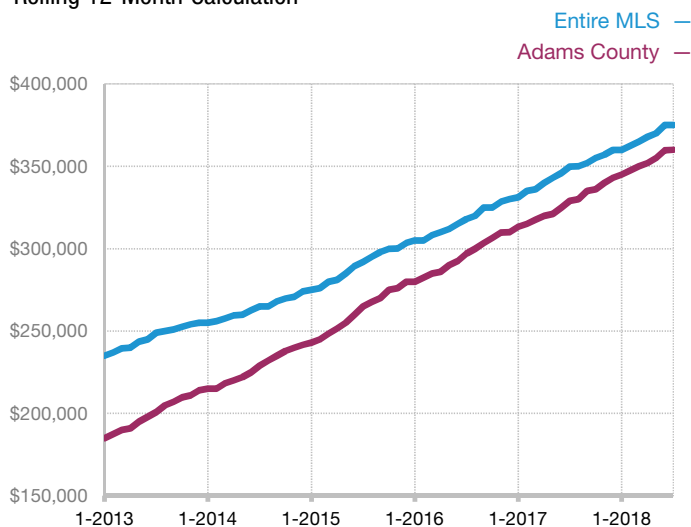
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	875	864	- 1.3%	--	--	--
Under Contract	572	684	+ 19.6%	4,021	4,216	+ 4.8%
New Listings	691	707	+ 2.3%	4,598	5,054	+ 9.9%
Sold Listings	621	605	- 2.6%	3,800	3,849	+ 1.3%
Days on Market Until Sale	21	17	- 19.0%	21	20	- 4.8%
Median Sales Price*	\$345,000	\$365,000	+ 5.8%	\$339,900	\$370,000	+ 8.9%
Average Sales Price*	\$361,676	\$394,453	+ 9.1%	\$359,692	\$394,405	+ 9.7%
Percent of List Price Received*	100.6%	100.5%	- 0.1%	100.8%	100.7%	- 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	163	119	- 27.0%	--	--	--
Under Contract	192	159	- 17.2%	1,130	1,116	- 1.2%
New Listings	200	166	- 17.0%	1,236	1,209	- 2.2%
Sold Listings	182	183	+ 0.5%	1,052	1,066	+ 1.3%
Days on Market Until Sale	15	14	- 6.7%	15	15	0.0%
Median Sales Price*	\$253,500	\$272,500	+ 7.5%	\$242,750	\$275,000	+ 13.3%
Average Sales Price*	\$258,297	\$272,891	+ 5.7%	\$245,487	\$274,517	+ 11.8%
Percent of List Price Received*	101.2%	100.9%	- 0.3%	101.1%	101.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

