

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

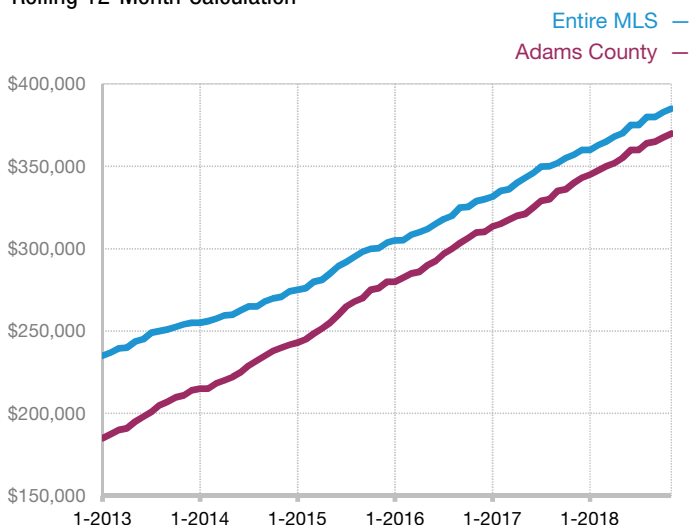
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	754	959	+ 27.2%	--	--	--
Under Contract	496	516	+ 4.0%	6,336	6,273	- 1.0%
New Listings	448	509	+ 13.6%	7,057	7,699	+ 9.1%
Sold Listings	587	450	- 23.3%	6,197	6,105	- 1.5%
Days on Market Until Sale	28	31	+ 10.7%	22	23	+ 4.5%
Median Sales Price*	\$347,000	\$362,450	+ 4.5%	\$341,500	\$370,000	+ 8.3%
Average Sales Price*	\$364,725	\$385,340	+ 5.7%	\$362,421	\$394,010	+ 8.7%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	100.5%	100.3%	- 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	136	169	+ 24.3%	--	--	--
Under Contract	128	109	- 14.8%	1,758	1,639	- 6.8%
New Listings	136	107	- 21.3%	1,876	1,855	- 1.1%
Sold Listings	152	139	- 8.6%	1,739	1,632	- 6.2%
Days on Market Until Sale	16	23	+ 43.8%	15	16	+ 6.7%
Median Sales Price*	\$241,500	\$270,000	+ 11.8%	\$245,000	\$273,000	+ 11.4%
Average Sales Price*	\$241,419	\$274,279	+ 13.6%	\$247,577	\$274,752	+ 11.0%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	101.0%	100.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

