

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

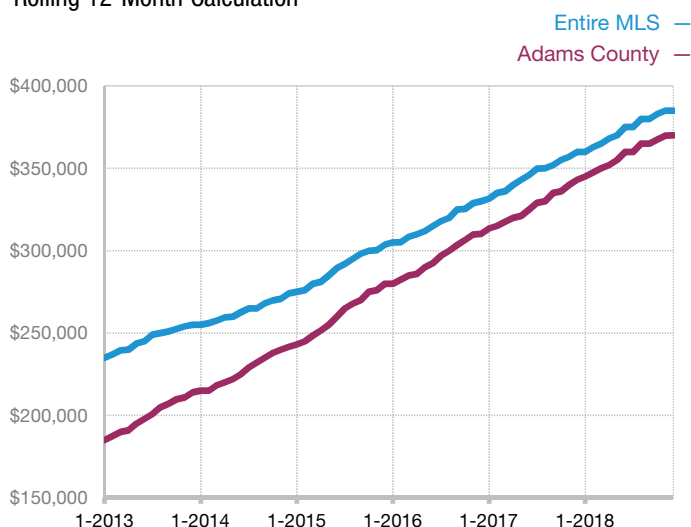
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	597	740	+ 24.0%	--	--	--
Under Contract	389	468	+ 20.3%	6,725	6,702	- 0.3%
New Listings	292	294	+ 0.7%	7,349	7,993	+ 8.8%
Sold Listings	565	507	- 10.3%	6,762	6,639	- 1.8%
Days on Market Until Sale	32	36	+ 12.5%	23	24	+ 4.3%
Median Sales Price*	\$350,000	\$364,900	+ 4.3%	\$343,000	\$370,000	+ 7.9%
Average Sales Price*	\$383,413	\$389,649	+ 1.6%	\$364,175	\$393,750	+ 8.1%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	100.4%	100.2%	- 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	108	151	+ 39.8%	--	--	--
Under Contract	99	118	+ 19.2%	1,857	1,745	- 6.0%
New Listings	85	109	+ 28.2%	1,961	1,964	+ 0.2%
Sold Listings	143	96	- 32.9%	1,882	1,732	- 8.0%
Days on Market Until Sale	20	28	+ 40.0%	16	17	+ 6.3%
Median Sales Price*	\$265,000	\$260,000	- 1.9%	\$246,000	\$272,000	+ 10.6%
Average Sales Price*	\$263,052	\$266,924	+ 1.5%	\$248,753	\$274,059	+ 10.2%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	100.9%	100.7%	- 0.2%

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



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

