

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

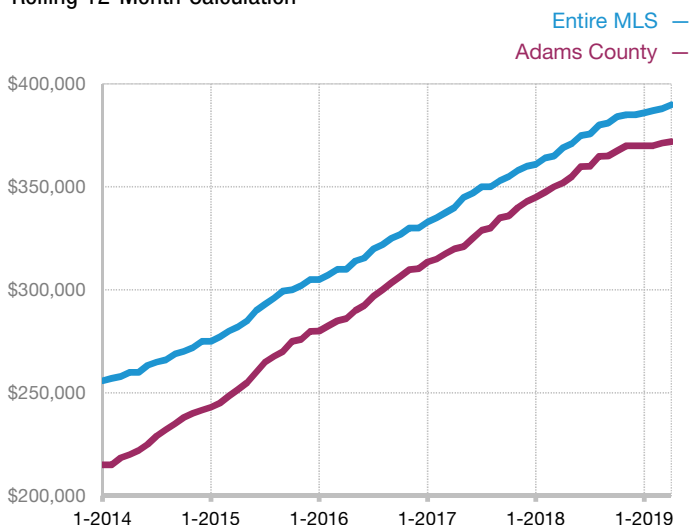
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	714	<b>736</b>	+ 3.1%	--	--	--
Under Contract	668	<b>776</b>	+ 16.2%	2,215	<b>2,428</b>	+ 9.6%
New Listings	740	<b>897</b>	+ 21.2%	2,569	<b>2,678</b>	+ 4.2%
Sold Listings	577	<b>604</b>	+ 4.7%	1,890	<b>1,961</b>	+ 3.8%
Days on Market Until Sale	17	<b>29</b>	+ 70.6%	23	<b>36</b>	+ 56.5%
Median Sales Price*	\$378,000	<b>\$379,900</b>	+ 0.5%	\$370,000	<b>\$376,500</b>	+ 1.8%
Average Sales Price*	\$399,040	<b>\$405,821</b>	+ 1.7%	\$394,892	<b>\$401,254</b>	+ 1.6%
Percent of List Price Received*	101.2%	<b>100.1%</b>	- 1.1%	100.6%	<b>99.5%</b>	- 1.1%

\* 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	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	107	<b>168</b>	+ 57.0%	--	--	--
Under Contract	177	<b>183</b>	+ 3.4%	604	<b>638</b>	+ 5.6%
New Listings	189	<b>206</b>	+ 9.0%	630	<b>706</b>	+ 12.1%
Sold Listings	176	<b>143</b>	- 18.8%	522	<b>525</b>	+ 0.6%
Days on Market Until Sale	18	<b>18</b>	0.0%	18	<b>25</b>	+ 38.9%
Median Sales Price*	\$270,000	<b>\$275,000</b>	+ 1.9%	\$273,957	<b>\$271,300</b>	- 1.0%
Average Sales Price*	\$273,134	<b>\$278,853</b>	+ 2.1%	\$273,213	<b>\$275,333</b>	+ 0.8%
Percent of List Price Received*	101.9%	<b>100.5%</b>	- 1.4%	101.3%	<b>99.6%</b>	- 1.7%

\* 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

