

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

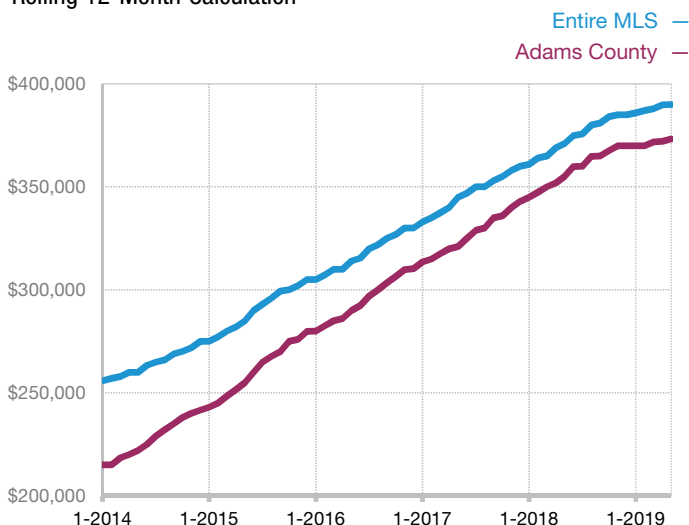
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	915	924	+ 1.0%	--	--	--
Under Contract	627	755	+ 20.4%	2,842	3,108	+ 9.4%
New Listings	869	944	+ 8.6%	3,438	3,617	+ 5.2%
Sold Listings	697	650	- 6.7%	2,587	2,644	+ 2.2%
Days on Market Until Sale	19	23	+ 21.1%	22	33	+ 50.0%
Median Sales Price*	\$375,000	\$388,000	+ 3.5%	\$371,000	\$379,950	+ 2.4%
Average Sales Price*	\$397,641	\$407,391	+ 2.5%	\$395,632	\$403,076	+ 1.9%
Percent of List Price Received*	101.2%	100.1%	- 1.1%	100.8%	99.7%	- 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	128	213	+ 66.4%	--	--	--
Under Contract	171	202	+ 18.1%	775	832	+ 7.4%
New Listings	209	251	+ 20.1%	839	955	+ 13.8%
Sold Listings	189	153	- 19.0%	711	688	- 3.2%
Days on Market Until Sale	10	18	+ 80.0%	16	24	+ 50.0%
Median Sales Price*	\$280,000	\$275,000	- 1.8%	\$275,000	\$272,500	- 0.9%
Average Sales Price*	\$283,138	\$282,472	- 0.2%	\$275,851	\$276,300	+ 0.2%
Percent of List Price Received*	101.5%	100.1%	- 1.4%	101.3%	99.6%	- 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

