

Local Market Update for June 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

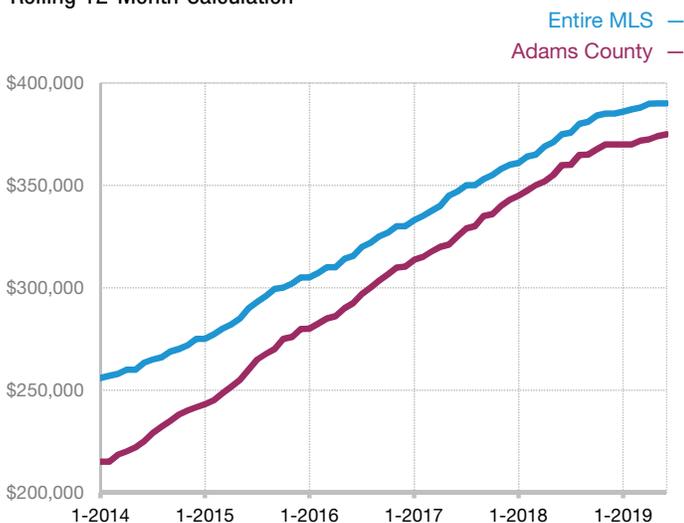
Single Family	June			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,100	933	- 15.2%	--	--	--
Under Contract	663	801	+ 20.8%	3,505	3,849	+ 9.8%
New Listings	908	855	- 5.8%	4,346	4,470	+ 2.9%
Sold Listings	676	676	0.0%	3,263	3,354	+ 2.8%
Days on Market Until Sale	20	22	+ 10.0%	21	31	+ 47.6%
Median Sales Price*	\$370,000	\$380,000	+ 2.7%	\$370,875	\$380,000	+ 2.5%
Average Sales Price*	\$389,831	\$404,080	+ 3.7%	\$394,430	\$403,336	+ 2.3%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	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	June			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	144	207	+ 43.8%	--	--	--
Under Contract	182	191	+ 4.9%	958	1,015	+ 5.9%
New Listings	210	213	+ 1.4%	1,049	1,165	+ 11.1%
Sold Listings	180	173	- 3.9%	891	871	- 2.2%
Days on Market Until Sale	10	21	+ 110.0%	15	23	+ 53.3%
Median Sales Price*	\$275,000	\$282,500	+ 2.7%	\$275,000	\$275,000	0.0%
Average Sales Price*	\$271,617	\$281,397	+ 3.6%	\$274,996	\$278,070	+ 1.1%
Percent of List Price Received*	101.6%	99.9%	- 1.7%	101.4%	99.7%	- 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

