

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

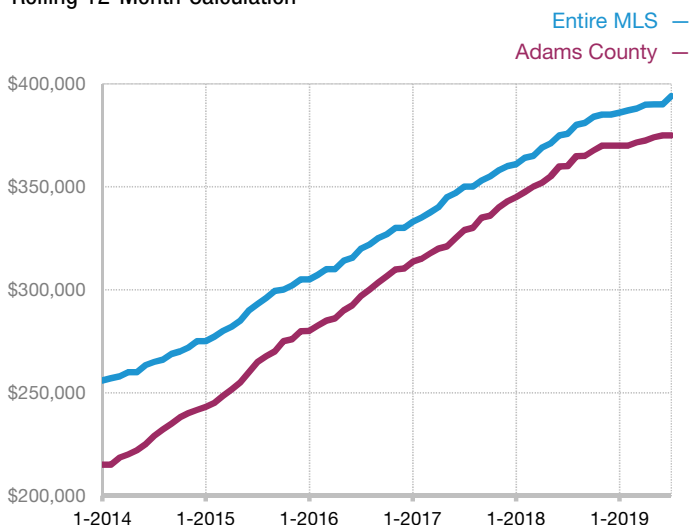
Single Family	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	1,097	936	- 14.7%	--	--	--
Under Contract	626	743	+ 18.7%	4,132	4,510	+ 9.1%
New Listings	702	780	+ 11.1%	5,049	5,240	+ 3.8%
Sold Listings	645	654	+ 1.4%	3,908	4,034	+ 3.2%
Days on Market Until Sale	18	21	+ 16.7%	21	29	+ 38.1%
Median Sales Price*	\$367,000	\$385,500	+ 5.0%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$395,340	\$412,496	+ 4.3%	\$394,581	\$404,778	+ 2.6%
Percent of List Price Received*	100.5%	99.8%	- 0.7%	100.7%	99.7%	- 1.0%

\* 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	July			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	155	226	+ 45.8%	--	--	--
Under Contract	147	207	+ 40.8%	1,104	1,195	+ 8.2%
New Listings	167	228	+ 36.5%	1,215	1,390	+ 14.4%
Sold Listings	188	146	- 22.3%	1,079	1,022	- 5.3%
Days on Market Until Sale	14	24	+ 71.4%	15	24	+ 60.0%
Median Sales Price*	\$272,000	\$293,500	+ 7.9%	\$275,000	\$275,000	0.0%
Average Sales Price*	\$272,742	\$287,530	+ 5.4%	\$274,603	\$279,781	+ 1.9%
Percent of List Price Received*	100.9%	99.9%	- 1.0%	101.3%	99.7%	- 1.6%

\* 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

