

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

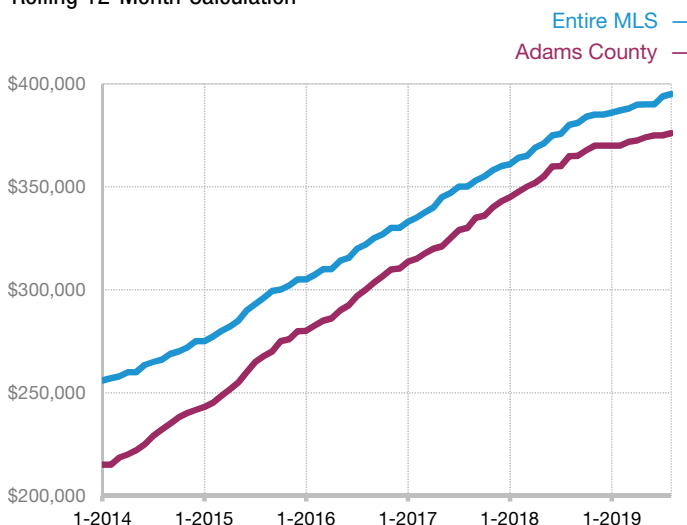
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	1,211	931	- 23.1%	--	--	--
Under Contract	568	754	+ 32.7%	4,700	5,207	+ 10.8%
New Listings	779	803	+ 3.1%	5,828	6,039	+ 3.6%
Sold Listings	677	670	- 1.0%	4,585	4,736	+ 3.3%
Days on Market Until Sale	24	29	+ 20.8%	21	29	+ 38.1%
Median Sales Price*	\$372,000	\$381,200	+ 2.5%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$399,213	\$417,721	+ 4.6%	\$395,265	\$406,416	+ 2.8%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.6%	99.7%	- 0.9%

\* 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	190	239	+ 25.8%	--	--	--
Under Contract	170	175	+ 2.9%	1,273	1,356	+ 6.5%
New Listings	218	211	- 3.2%	1,433	1,595	+ 11.3%
Sold Listings	160	179	+ 11.9%	1,239	1,211	- 2.3%
Days on Market Until Sale	14	30	+ 114.3%	15	25	+ 66.7%
Median Sales Price*	\$264,500	\$279,000	+ 5.5%	\$273,000	\$275,000	+ 0.7%
Average Sales Price*	\$266,469	\$283,215	+ 6.3%	\$273,553	\$280,152	+ 2.4%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	101.1%	99.7%	- 1.4%

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



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

