

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

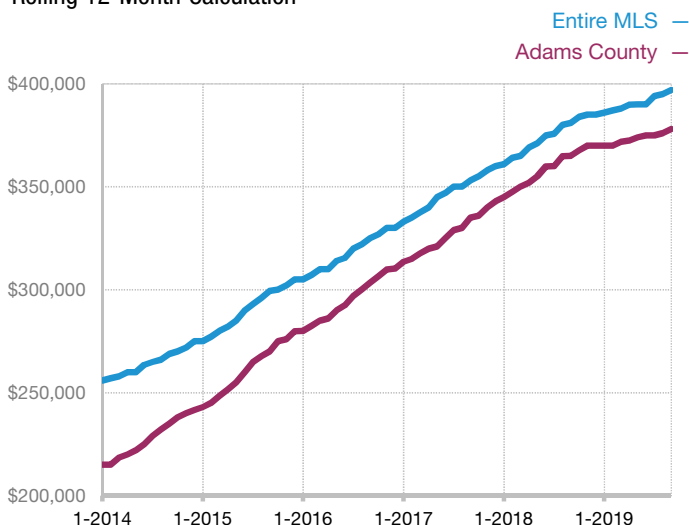
Single Family	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	1,243	866	- 30.3%	--	--	--
Under Contract	503	672	+ 33.6%	5,203	5,813	+ 11.7%
New Listings	652	646	- 0.9%	6,480	6,685	+ 3.2%
Sold Listings	529	619	+ 17.0%	5,114	5,388	+ 5.4%
Days on Market Until Sale	26	30	+ 15.4%	22	29	+ 31.8%
Median Sales Price*	\$365,000	\$377,000	+ 3.3%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$391,193	\$412,173	+ 5.4%	\$394,843	\$407,014	+ 3.1%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	100.5%	99.7%	- 0.8%

* 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	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	208	245	+ 17.8%	--	--	--
Under Contract	121	169	+ 39.7%	1,394	1,511	+ 8.4%
New Listings	152	198	+ 30.3%	1,585	1,784	+ 12.6%
Sold Listings	141	164	+ 16.3%	1,380	1,376	- 0.3%
Days on Market Until Sale	18	28	+ 55.6%	15	25	+ 66.7%
Median Sales Price*	\$270,000	\$284,250	+ 5.3%	\$272,750	\$277,400	+ 1.7%
Average Sales Price*	\$274,971	\$286,367	+ 4.1%	\$273,698	\$280,857	+ 2.6%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	101.0%	99.7%	- 1.3%

* 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

