

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

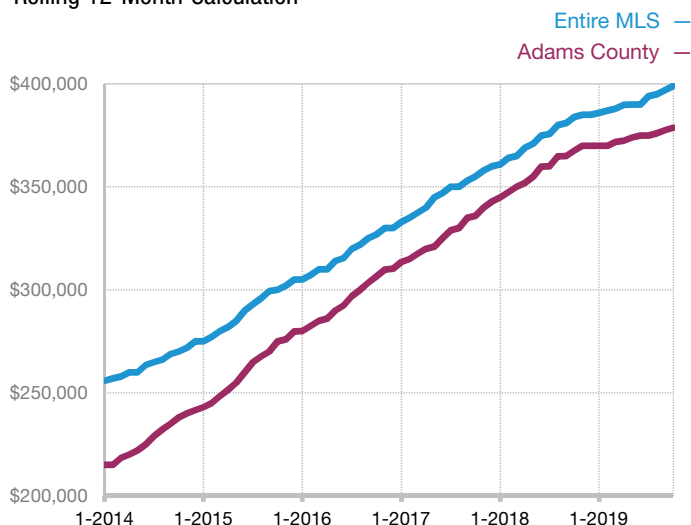
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	1,314	800	- 39.1%	--	--	--
Under Contract	531	625	+ 17.7%	5,734	6,378	+ 11.2%
New Listings	709	625	- 11.8%	7,189	7,308	+ 1.7%
Sold Listings	556	608	+ 9.4%	5,670	6,039	+ 6.5%
Days on Market Until Sale	29	30	+ 3.4%	22	29	+ 31.8%
Median Sales Price*	\$370,000	\$379,900	+ 2.7%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$394,408	\$402,334	+ 2.0%	\$394,801	\$406,333	+ 2.9%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	100.4%	99.6%	- 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	224	208	- 7.1%	--	--	--
Under Contract	139	187	+ 34.5%	1,533	1,688	+ 10.1%
New Listings	172	169	- 1.7%	1,757	1,951	+ 11.0%
Sold Listings	126	141	+ 11.9%	1,506	1,527	+ 1.4%
Days on Market Until Sale	22	33	+ 50.0%	15	26	+ 73.3%
Median Sales Price*	\$275,725	\$279,900	+ 1.5%	\$273,000	\$278,000	+ 1.8%
Average Sales Price*	\$290,965	\$283,890	- 2.4%	\$275,142	\$281,091	+ 2.2%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	100.9%	99.7%	- 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

