

# Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

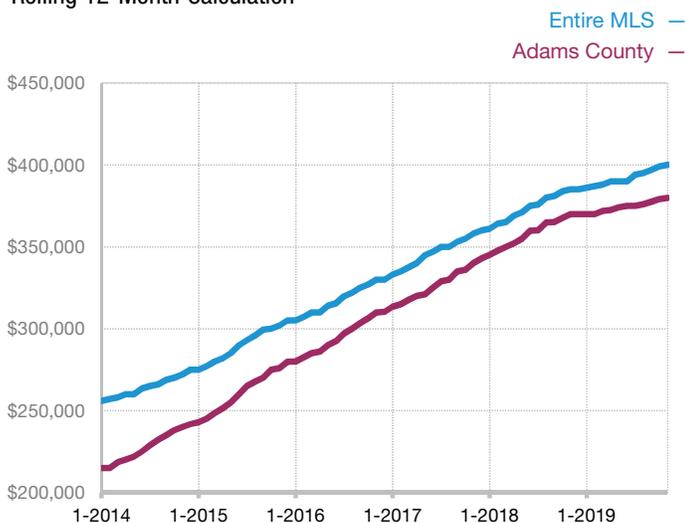
Single Family	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	1,252	640	- 48.9%	--	--	--
Under Contract	475	566	+ 19.2%	6,209	6,891	+ 11.0%
New Listings	509	470	- 7.7%	7,698	7,777	+ 1.0%
Sold Listings	477	507	+ 6.3%	6,147	6,573	+ 6.9%
Days on Market Until Sale	31	29	- 6.5%	23	29	+ 26.1%
Median Sales Price*	\$362,900	\$379,000	+ 4.4%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$385,653	\$400,814	+ 3.9%	\$394,091	\$405,938	+ 3.0%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	100.3%	99.6%	- 0.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	November			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	219	173	- 21.0%	--	--	--
Under Contract	98	135	+ 37.8%	1,631	1,806	+ 10.7%
New Listings	108	119	+ 10.2%	1,865	2,064	+ 10.7%
Sold Listings	144	119	- 17.4%	1,650	1,649	- 0.1%
Days on Market Until Sale	22	28	+ 27.3%	16	26	+ 62.5%
Median Sales Price*	\$270,000	\$292,000	+ 8.1%	\$273,000	\$279,000	+ 2.2%
Average Sales Price*	\$272,185	\$292,026	+ 7.3%	\$274,884	\$281,907	+ 2.6%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	100.8%	99.7%	- 1.1%

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



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

