

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

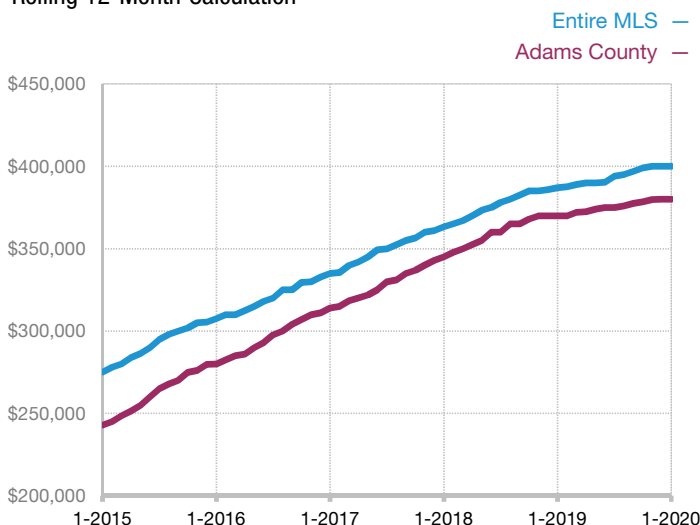
Single Family	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	905	515	- 43.1%	--	--	--
Under Contract	509	522	+ 2.6%	509	522	+ 2.6%
New Listings	603	539	- 10.6%	603	539	- 10.6%
Sold Listings	399	379	- 5.0%	399	379	- 5.0%
Days on Market Until Sale	43	39	- 9.3%	43	39	- 9.3%
Median Sales Price*	\$370,500	\$390,000	+ 5.3%	\$370,500	\$390,000	+ 5.3%
Average Sales Price*	\$399,225	\$408,430	+ 2.3%	\$399,225	\$408,430	+ 2.3%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.8%	99.5%	+ 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	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	176	125	- 29.0%	--	--	--
Under Contract	143	165	+ 15.4%	143	165	+ 15.4%
New Listings	174	150	- 13.8%	174	150	- 13.8%
Sold Listings	126	105	- 16.7%	126	105	- 16.7%
Days on Market Until Sale	32	46	+ 43.8%	32	46	+ 43.8%
Median Sales Price*	\$270,000	\$280,000	+ 3.7%	\$270,000	\$280,000	+ 3.7%
Average Sales Price*	\$274,782	\$279,958	+ 1.9%	\$274,782	\$279,958	+ 1.9%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.9%	99.4%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

