

# Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

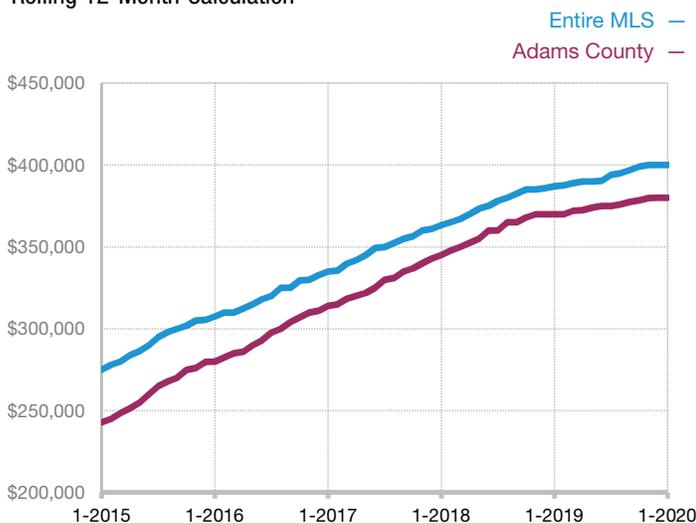
| Single Family                   | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 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%                            |

\* 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

