

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

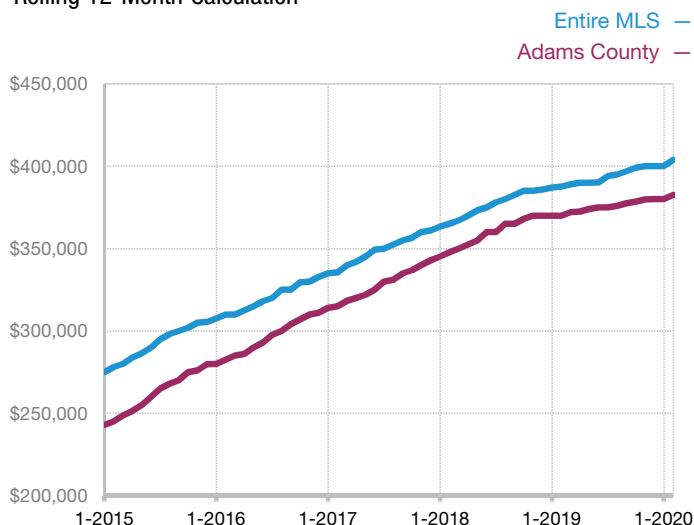
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	821	452	- 44.9%	--	--	--
Under Contract	496	608	+ 22.6%	1,005	1,125	+ 11.9%
New Listings	494	589	+ 19.2%	1,097	1,128	+ 2.8%
Sold Listings	443	411	- 7.2%	842	792	- 5.9%
Days on Market Until Sale	43	33	- 23.3%	43	36	- 16.3%
Median Sales Price*	\$373,500	\$395,000	+ 5.8%	\$373,000	\$394,250	+ 5.7%
Average Sales Price*	\$390,515	\$418,743	+ 7.2%	\$394,643	\$413,433	+ 4.8%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.1%	99.6%	+ 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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	167	100	- 40.1%	--	--	--
Under Contract	154	177	+ 14.9%	297	342	+ 15.2%
New Listings	153	174	+ 13.7%	327	323	- 1.2%
Sold Listings	111	121	+ 9.0%	237	227	- 4.2%
Days on Market Until Sale	31	42	+ 35.5%	32	44	+ 37.5%
Median Sales Price*	\$268,000	\$289,000	+ 7.8%	\$270,000	\$281,900	+ 4.4%
Average Sales Price*	\$268,489	\$297,335	+ 10.7%	\$271,822	\$288,714	+ 6.2%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.1%	99.7%	+ 0.6%

\* 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

