

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

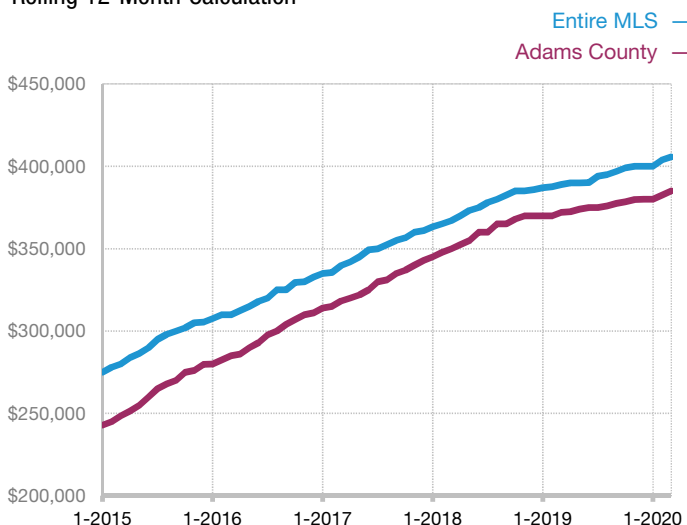
Single Family	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	793	498	- 37.2%	--	--	--
Under Contract	636	709	+ 11.5%	1,641	1,778	+ 8.3%
New Listings	684	757	+ 10.7%	1,781	1,884	+ 5.8%
Sold Listings	524	564	+ 7.6%	1,366	1,381	+ 1.1%
Days on Market Until Sale	34	22	- 35.3%	40	30	- 25.0%
Median Sales Price*	\$383,000	\$404,950	+ 5.7%	\$375,000	\$399,900	+ 6.6%
Average Sales Price*	\$406,249	\$430,821	+ 6.0%	\$399,095	\$420,939	+ 5.5%
Percent of List Price Received*	99.6%	100.4%	+ 0.8%	99.3%	99.9%	+ 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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	175	139	- 20.6%	--	--	--
Under Contract	154	147	- 4.5%	451	465	+ 3.1%
New Listings	171	175	+ 2.3%	498	497	- 0.2%
Sold Listings	148	137	- 7.4%	385	372	- 3.4%
Days on Market Until Sale	23	27	+ 17.4%	28	37	+ 32.1%
Median Sales Price*	\$273,770	\$282,900	+ 3.3%	\$270,000	\$282,200	+ 4.5%
Average Sales Price*	\$277,490	\$286,267	+ 3.2%	\$274,007	\$287,261	+ 4.8%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.3%	99.7%	+ 0.4%

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



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

