

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

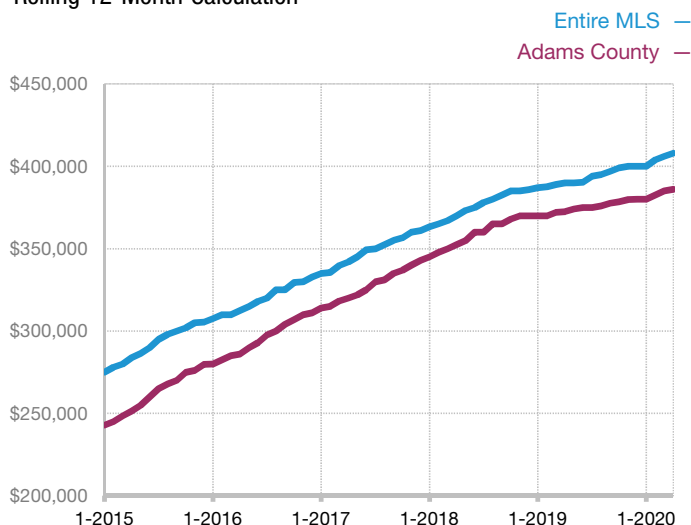
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	904	611	- 32.4%	--	--	--
Under Contract	698	455	- 34.8%	2,339	2,145	- 8.3%
New Listings	891	544	- 38.9%	2,672	2,421	- 9.4%
Sold Listings	645	501	- 22.3%	2,011	1,905	- 5.3%
Days on Market Until Sale	30	18	- 40.0%	37	27	- 27.0%
Median Sales Price*	\$380,000	\$405,000	+ 6.6%	\$378,153	\$400,000	+ 5.8%
Average Sales Price*	\$407,152	\$440,056	+ 8.1%	\$401,679	\$426,284	+ 6.1%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	99.5%	100.1%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	198	181	- 8.6%	--	--	--
Under Contract	178	107	- 39.9%	629	556	- 11.6%
New Listings	209	151	- 27.8%	707	653	- 7.6%
Sold Listings	157	123	- 21.7%	542	508	- 6.3%
Days on Market Until Sale	20	13	- 35.0%	26	31	+ 19.2%
Median Sales Price*	\$275,000	\$305,000	+ 10.9%	\$271,500	\$286,000	+ 5.3%
Average Sales Price*	\$278,406	\$299,467	+ 7.6%	\$275,283	\$290,332	+ 5.5%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.5%	99.8%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

