

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

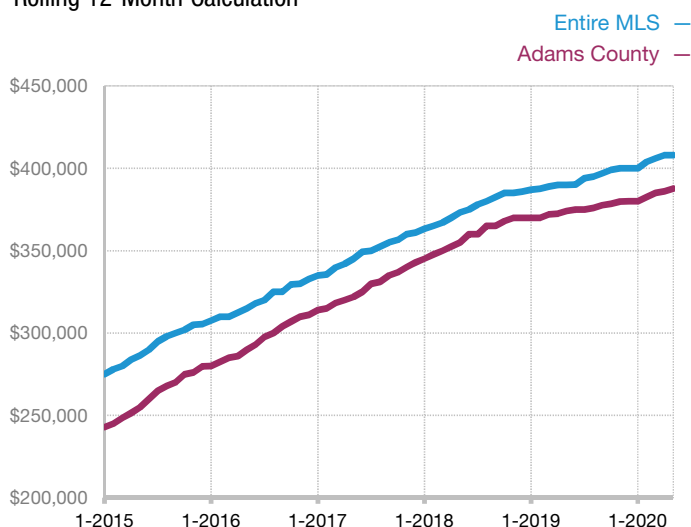
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1,094	569	- 48.0%	--	--	--
Under Contract	693	794	+ 14.6%	3,032	2,896	- 4.5%
New Listings	942	748	- 20.6%	3,614	3,165	- 12.4%
Sold Listings	681	420	- 38.3%	2,692	2,345	- 12.9%
Days on Market Until Sale	23	19	- 17.4%	33	26	- 21.2%
Median Sales Price*	\$388,800	\$401,000	+ 3.1%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$407,185	\$426,280	+ 4.7%	\$403,072	\$426,340	+ 5.8%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.7%	100.1%	+ 0.4%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	247	180	- 27.1%	--	--	--
Under Contract	185	209	+ 13.0%	814	756	- 7.1%
New Listings	248	211	- 14.9%	955	866	- 9.3%
Sold Listings	164	116	- 29.3%	706	629	- 10.9%
Days on Market Until Sale	18	18	0.0%	24	29	+ 20.8%
Median Sales Price*	\$278,750	\$305,250	+ 9.5%	\$273,000	\$289,900	+ 6.2%
Average Sales Price*	\$286,553	\$300,640	+ 4.9%	\$277,905	\$292,651	+ 5.3%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.7%	99.9%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

