

Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

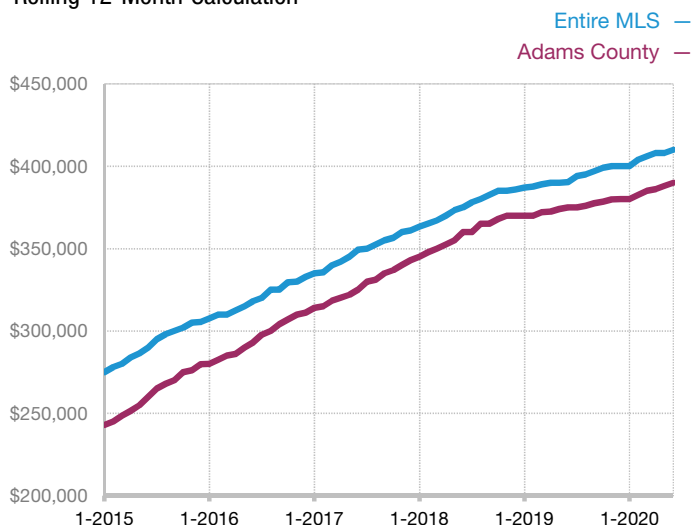
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	1,133	473	- 58.3%	--	--	--
Under Contract	718	836	+ 16.4%	3,750	3,678	- 1.9%
New Listings	847	740	- 12.6%	4,461	3,902	- 12.5%
Sold Listings	701	711	+ 1.4%	3,393	3,077	- 9.3%
Days on Market Until Sale	22	22	0.0%	31	25	- 19.4%
Median Sales Price*	\$380,900	\$396,000	+ 4.0%	\$380,000	\$400,000	+ 5.3%
Average Sales Price*	\$403,514	\$424,908	+ 5.3%	\$403,163	\$425,989	+ 5.7%
Percent of List Price Received*	100.0%	100.1%	+ 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	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	263	133	- 49.4%	--	--	--
Under Contract	169	255	+ 50.9%	983	996	+ 1.3%
New Listings	212	214	+ 0.9%	1,167	1,076	- 7.8%
Sold Listings	177	174	- 1.7%	883	805	- 8.8%
Days on Market Until Sale	21	24	+ 14.3%	24	28	+ 16.7%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$275,000	\$291,500	+ 6.0%
Average Sales Price*	\$282,263	\$301,025	+ 6.6%	\$278,779	\$294,455	+ 5.6%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	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

