

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

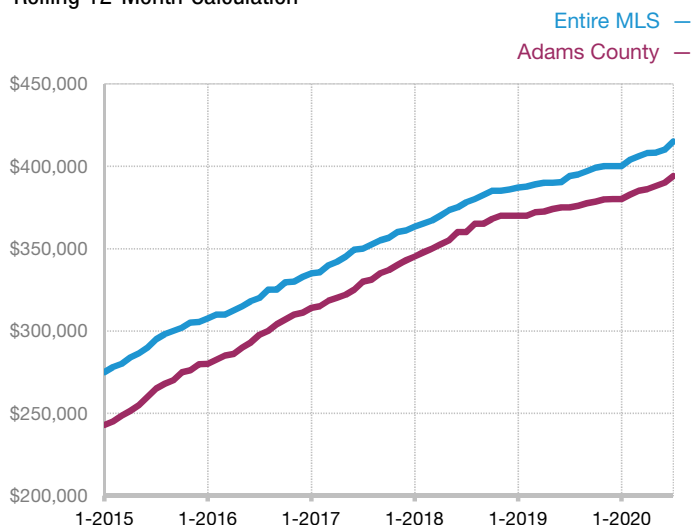
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	1,144	534	- 53.3%	--	--	--
Under Contract	686	794	+ 15.7%	4,436	4,418	- 0.4%
New Listings	778	837	+ 7.6%	5,239	4,736	- 9.6%
Sold Listings	688	741	+ 7.7%	4,081	3,850	- 5.7%
Days on Market Until Sale	21	19	- 9.5%	29	24	- 17.2%
Median Sales Price*	\$385,000	\$419,500	+ 9.0%	\$380,000	\$404,000	+ 6.3%
Average Sales Price*	\$410,923	\$446,801	+ 8.7%	\$404,471	\$429,843	+ 6.3%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.7%	100.2%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	271	162	- 40.2%	--	--	--
Under Contract	190	240	+ 26.3%	1,173	1,197	+ 2.0%
New Listings	222	244	+ 9.9%	1,389	1,323	- 4.8%
Sold Listings	157	225	+ 43.3%	1,040	1,046	+ 0.6%
Days on Market Until Sale	25	20	- 20.0%	24	26	+ 8.3%
Median Sales Price*	\$290,000	\$305,000	+ 5.2%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$286,833	\$306,731	+ 6.9%	\$279,996	\$297,951	+ 6.4%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	99.8%	100.1%	+ 0.3%

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



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

