

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

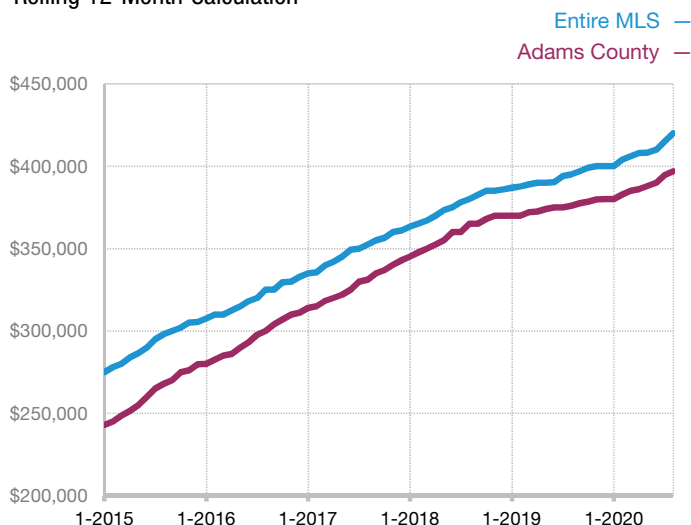
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,148 | 411 | - 64.2% | -- | -- | -- |
| Under Contract | 695 | 889 | + 27.9% | 5,131 | 5,236 | + 2.0% |
| New Listings | 805 | 786 | - 2.4% | 6,044 | 5,516 | - 8.7% |
| Sold Listings | 709 | 660 | - 6.9% | 4,790 | 4,543 | - 5.2% |
| Days on Market Until Sale | 29 | 17 | - 41.4% | 29 | 23 | - 20.7% |
| Median Sales Price* | \$382,500 | \$415,000 | + 8.5% | \$380,000 | \$405,000 | + 6.6% |
| Average Sales Price* | \$416,725 | \$449,346 | + 7.8% | \$406,285 | \$432,571 | + 6.5% |
| Percent of List Price Received* | 99.4% | 100.8% | + 1.4% | 99.7% | 100.3% | + 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 | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 292 | 142 | - 51.4% | -- | -- | -- |
| Under Contract | 162 | 253 | + 56.2% | 1,335 | 1,431 | + 7.2% |
| New Listings | 203 | 227 | + 11.8% | 1,592 | 1,553 | - 2.4% |
| Sold Listings | 183 | 228 | + 24.6% | 1,223 | 1,284 | + 5.0% |
| Days on Market Until Sale | 30 | 20 | - 33.3% | 25 | 25 | 0.0% |
| Median Sales Price* | \$279,000 | \$307,146 | + 10.1% | \$276,700 | \$299,937 | + 8.4% |
| Average Sales Price* | \$283,618 | \$309,940 | + 9.3% | \$280,539 | \$300,184 | + 7.0% |
| Percent of List Price Received* | 99.5% | 100.7% | + 1.2% | 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

