

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

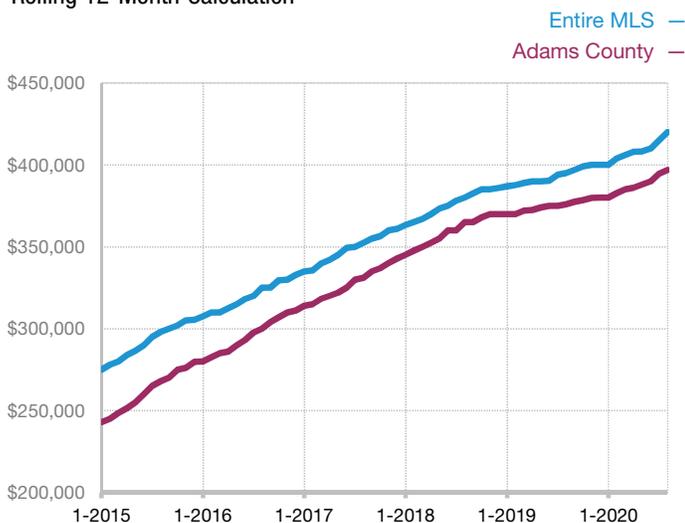
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	1,148	411	- 64.2%	--	--	--
Under Contract	695	889	+ 27.9%	5,131	5,236	+ 2.0%
New Listings	805	786	- 2.4%	6,044	5,516	- 8.7%
Sold 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		
	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%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

