

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

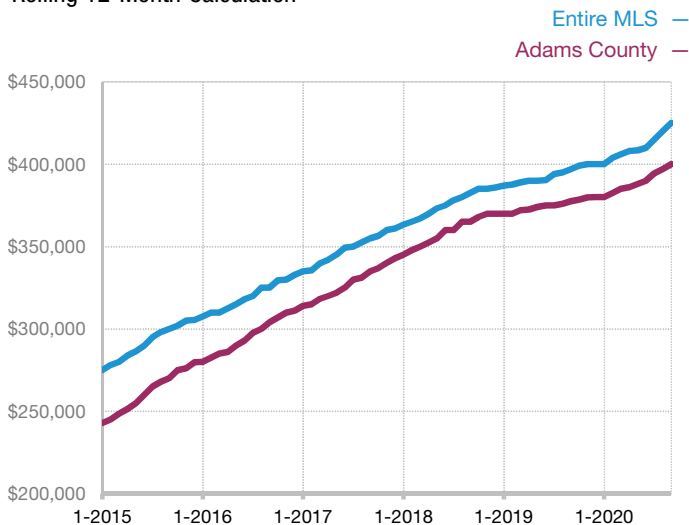
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	1,090	411	- 62.3%	--	--	--
Under Contract	608	728	+ 19.7%	5,739	5,875	+ 2.4%
New Listings	644	696	+ 8.1%	6,688	6,210	- 7.1%
Sold Listings	654	712	+ 8.9%	5,444	5,291	- 2.8%
Days on Market Until Sale	30	17	- 43.3%	29	22	- 24.1%
Median Sales Price*	\$375,000	\$417,500	+ 11.3%	\$380,000	\$408,000	+ 7.4%
Average Sales Price*	\$409,689	\$441,800	+ 7.8%	\$406,694	\$433,786	+ 6.7%
Percent of List Price Received*	99.4%	100.9%	+ 1.5%	99.7%	100.4%	+ 0.7%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	306	152	- 50.3%	--	--	--
Under Contract	160	195	+ 21.9%	1,495	1,604	+ 7.3%
New Listings	196	200	+ 2.0%	1,788	1,753	- 2.0%
Sold Listings	173	206	+ 19.1%	1,396	1,502	+ 7.6%
Days on Market Until Sale	27	19	- 29.6%	25	24	- 4.0%
Median Sales Price*	\$283,500	\$297,500	+ 4.9%	\$278,000	\$299,601	+ 7.8%
Average Sales Price*	\$285,380	\$302,805	+ 6.1%	\$281,139	\$300,037	+ 6.7%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	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

