

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

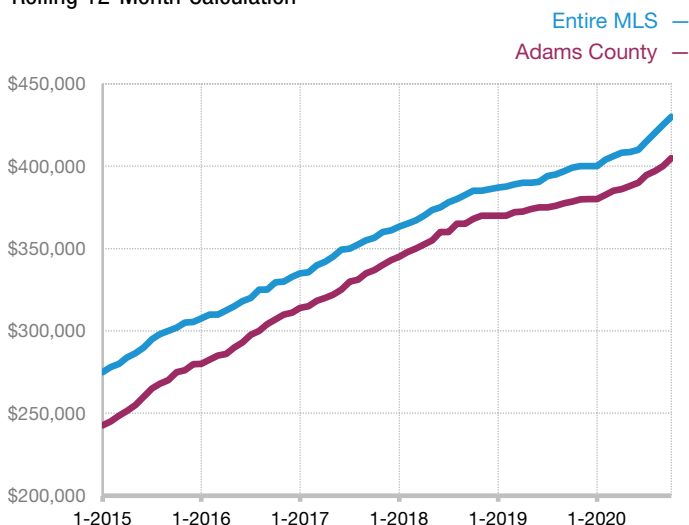
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,027	427	- 58.4%	--	--	--
Under Contract	568	691	+ 21.7%	6,307	6,506	+ 3.2%
New Listings	624	696	+ 11.5%	7,318	6,909	- 5.6%
Sold Listings	635	738	+ 16.2%	6,079	6,067	- 0.2%
Days on Market Until Sale	30	18	- 40.0%	29	22	- 24.1%
Median Sales Price*	\$378,000	\$425,000	+ 12.4%	\$380,000	\$410,000	+ 7.9%
Average Sales Price*	\$401,945	\$451,493	+ 12.3%	\$406,198	\$436,019	+ 7.3%
Percent of List Price Received*	99.2%	100.5%	+ 1.3%	99.6%	100.4%	+ 0.8%

\* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	291	168	- 42.3%	--	--	--
Under Contract	156	203	+ 30.1%	1,651	1,795	+ 8.7%
New Listings	165	219	+ 32.7%	1,953	1,974	+ 1.1%
Sold Listings	149	188	+ 26.2%	1,545	1,695	+ 9.7%
Days on Market Until Sale	33	20	- 39.4%	26	24	- 7.7%
Median Sales Price*	\$280,500	\$315,895	+ 12.6%	\$278,250	\$300,000	+ 7.8%
Average Sales Price*	\$283,984	\$314,339	+ 10.7%	\$281,414	\$301,642	+ 7.2%
Percent of List Price Received*	99.7%	100.2%	+ 0.5%	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

