

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

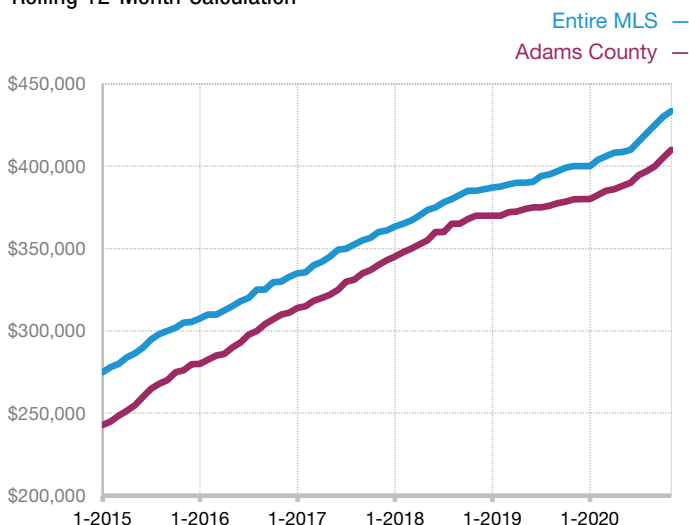
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	885	240	- 72.9%	--	--	--
Under Contract	518	603	+ 16.4%	6,825	7,097	+ 4.0%
New Listings	471	451	- 4.2%	7,790	7,360	- 5.5%
Sold Listings	532	627	+ 17.9%	6,611	6,700	+ 1.3%
Days on Market Until Sale	30	17	- 43.3%	30	21	- 30.0%
Median Sales Price*	\$379,000	\$425,000	+ 12.1%	\$380,000	\$411,000	+ 8.2%
Average Sales Price*	\$400,047	\$455,085	+ 13.8%	\$405,702	\$437,825	+ 7.9%
Percent of List Price Received*	99.4%	100.8%	+ 1.4%	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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	264	97	- 63.3%	--	--	--
Under Contract	120	183	+ 52.5%	1,771	1,976	+ 11.6%
New Listings	113	122	+ 8.0%	2,065	2,097	+ 1.5%
Sold Listings	125	178	+ 42.4%	1,670	1,873	+ 12.2%
Days on Market Until Sale	27	18	- 33.3%	26	23	- 11.5%
Median Sales Price*	\$292,000	\$312,000	+ 6.8%	\$279,000	\$301,000	+ 7.9%
Average Sales Price*	\$291,222	\$313,314	+ 7.6%	\$282,148	\$302,750	+ 7.3%
Percent of List Price Received*	99.5%	100.6%	+ 1.1%	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

