

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

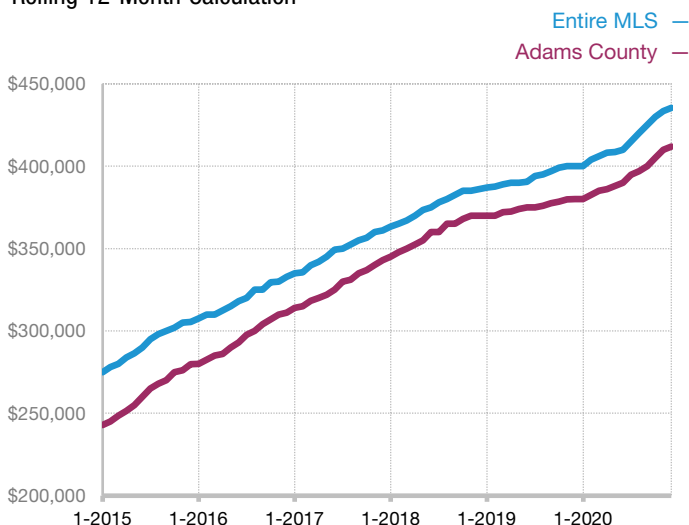
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	672	228	- 66.1%	--	--	--
Under Contract	378	470	+ 24.3%	7,201	7,501	+ 4.2%
New Listings	309	408	+ 32.0%	8,099	7,767	- 4.1%
Sold Listings	577	602	+ 4.3%	7,188	7,331	+ 2.0%
Days on Market Until Sale	41	18	- 56.1%	30	21	- 30.0%
Median Sales Price*	\$383,000	\$420,443	+ 9.8%	\$380,000	\$412,000	+ 8.4%
Average Sales Price*	\$407,853	\$450,293	+ 10.4%	\$405,875	\$438,931	+ 8.1%
Percent of List Price Received*	99.2%	101.0%	+ 1.8%	99.6%	100.5%	+ 0.9%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	219	75	- 65.8%	--	--	--
Under Contract	111	142	+ 27.9%	1,882	2,110	+ 12.1%
New Listings	105	110	+ 4.8%	2,170	2,210	+ 1.8%
Sold Listings	141	201	+ 42.6%	1,811	2,091	+ 15.5%
Days on Market Until Sale	40	23	- 42.5%	27	23	- 14.8%
Median Sales Price*	\$281,200	\$315,000	+ 12.0%	\$279,000	\$303,000	+ 8.6%
Average Sales Price*	\$284,907	\$311,836	+ 9.5%	\$282,360	\$303,694	+ 7.6%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	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

