

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

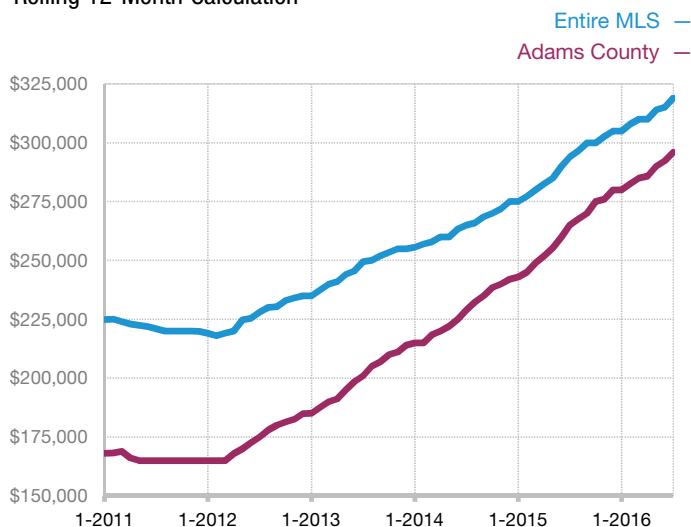
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	936	605	- 35.4%	--	--	--
Under Contract	613	692	+ 12.9%	3,975	4,028	+ 1.3%
New Listings	835	729	- 12.7%	4,703	4,473	- 4.9%
Sold Listings	665	584	- 12.2%	3,633	3,572	- 1.7%
Days on Market Until Sale	15	13	- 13.3%	18	20	+ 11.1%
Median Sales Price*	\$287,000	\$313,900	+ 9.4%	\$279,000	\$309,500	+ 10.9%
Average Sales Price*	\$310,820	\$338,524	+ 8.9%	\$299,907	\$331,356	+ 10.5%
Percent of List Price Received*	101.6%	101.5%	- 0.1%	101.4%	101.1%	- 0.3%

* 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	132	83	- 37.1%	--	--	--
Under Contract	158	203	+ 28.5%	1,046	1,075	+ 2.8%
New Listings	182	186	+ 2.2%	1,161	1,124	- 3.2%
Sold Listings	203	169	- 16.7%	938	909	- 3.1%
Days on Market Until Sale	10	8	- 20.0%	11	11	0.0%
Median Sales Price*	\$195,000	\$221,000	+ 13.3%	\$188,000	\$215,000	+ 14.4%
Average Sales Price*	\$198,427	\$220,739	+ 11.2%	\$188,847	\$215,672	+ 14.2%
Percent of List Price Received*	102.6%	102.4%	- 0.2%	101.7%	102.1%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

