

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

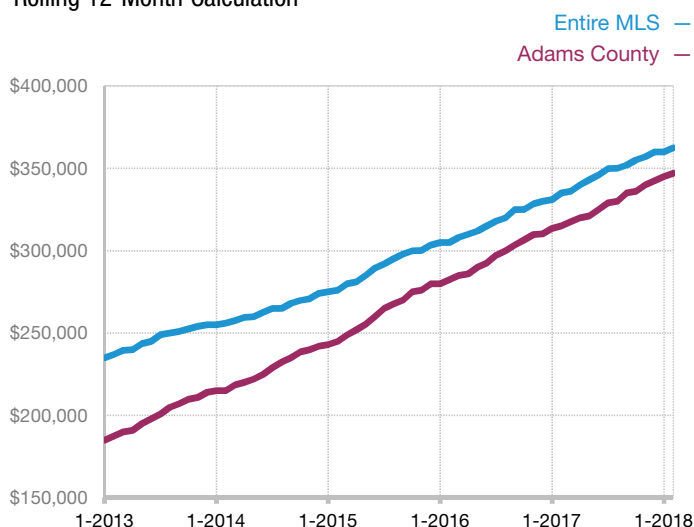
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	558	434	- 22.2%	--	--	--
Under Contract	461	522	+ 13.2%	897	965	+ 7.6%
New Listings	489	549	+ 12.3%	883	1,053	+ 19.3%
Sold Listings	367	367	0.0%	768	765	- 0.4%
Days on Market Until Sale	27	25	- 7.4%	29	27	- 6.9%
Median Sales Price*	\$329,900	\$372,000	+ 12.8%	\$323,800	\$361,000	+ 11.5%
Average Sales Price*	\$348,958	\$399,370	+ 14.4%	\$345,865	\$386,246	+ 11.7%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	100.0%	100.0%	0.0%

* 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	82	72	- 12.2%	--	--	--
Under Contract	141	131	- 7.1%	257	259	+ 0.8%
New Listings	124	121	- 2.4%	250	258	+ 3.2%
Sold Listings	103	93	- 9.7%	208	195	- 6.3%
Days on Market Until Sale	26	19	- 26.9%	23	19	- 17.4%
Median Sales Price*	\$230,000	\$276,500	+ 20.2%	\$235,000	\$270,000	+ 14.9%
Average Sales Price*	\$231,897	\$278,786	+ 20.2%	\$232,893	\$266,913	+ 14.6%
Percent of List Price Received*	100.6%	101.0%	+ 0.4%	100.3%	100.7%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

