

# Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

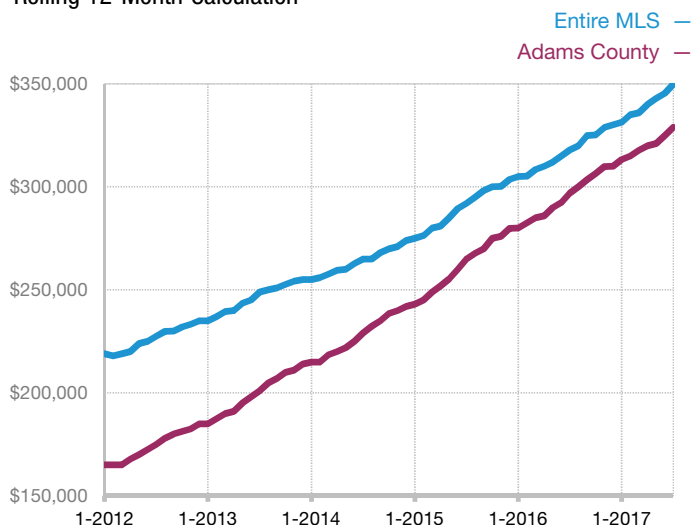
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	806	675	- 16.3%	--	--	--
Under Contract	619	636	+ 2.7%	3,942	4,101	+ 4.0%
New Listings	726	696	- 4.1%	4,471	4,595	+ 2.8%
Sold Listings	608	568	- 6.6%	3,620	3,727	+ 3.0%
Days on Market Until Sale	13	21	+ 61.5%	21	21	0.0%
Median Sales Price*	\$314,470	\$345,000	+ 9.7%	\$309,970	\$339,900	+ 9.7%
Average Sales Price*	\$338,826	\$361,746	+ 6.8%	\$331,672	\$359,416	+ 8.4%
Percent of List Price Received*	101.5%	100.6%	- 0.9%	101.1%	100.8%	- 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	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	122	121	- 0.8%	--	--	--
Under Contract	184	204	+ 10.9%	1,046	1,140	+ 9.0%
New Listings	184	197	+ 7.1%	1,122	1,223	+ 9.0%
Sold Listings	173	165	- 4.6%	912	1,015	+ 11.3%
Days on Market Until Sale	8	14	+ 75.0%	11	15	+ 36.4%
Median Sales Price*	\$223,000	\$252,000	+ 13.0%	\$215,000	\$242,500	+ 12.8%
Average Sales Price*	\$221,646	\$258,892	+ 16.8%	\$215,853	\$244,939	+ 13.5%
Percent of List Price Received*	102.4%	101.4%	- 1.0%	102.1%	101.1%	- 1.0%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

