

Local Market Update for November 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

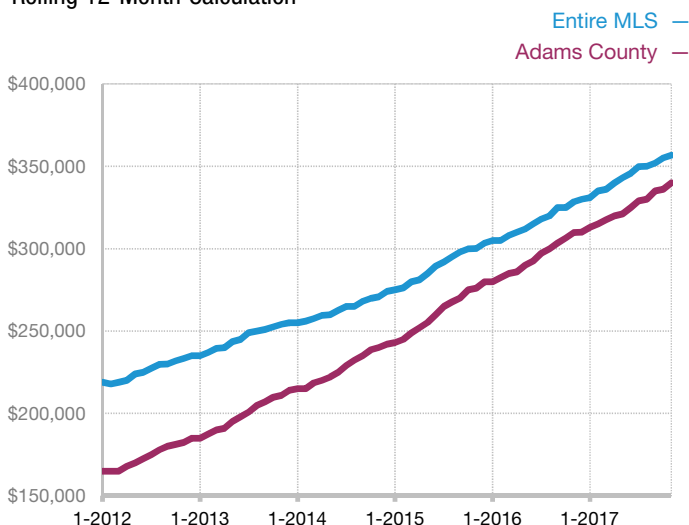
Single Family	November			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
Inventory of Active Listings	837	514	- 38.6%	--	--	--
Under Contract	462	536	+ 16.0%	6,097	6,398	+ 4.9%
New Listings	483	448	- 7.2%	6,932	7,041	+ 1.6%
Sold Listings	523	545	+ 4.2%	5,914	6,127	+ 3.6%
Days on Market Until Sale	24	27	+ 12.5%	20	22	+ 10.0%
Median Sales Price*	\$307,500	\$349,000	+ 13.5%	\$310,000	\$341,000	+ 10.0%
Average Sales Price*	\$328,865	\$364,450	+ 10.8%	\$333,087	\$361,997	+ 8.7%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.8%	100.5%	- 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	November			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
Inventory of Active Listings	129	98	- 24.0%	--	--	--
Under Contract	131	136	+ 3.8%	1,657	1,755	+ 5.9%
New Listings	119	134	+ 12.6%	1,766	1,845	+ 4.5%
Sold Listings	142	148	+ 4.2%	1,560	1,700	+ 9.0%
Days on Market Until Sale	15	16	+ 6.7%	12	16	+ 33.3%
Median Sales Price*	\$226,500	\$246,250	+ 8.7%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$229,898	\$243,032	+ 5.7%	\$219,589	\$247,622	+ 12.8%
Percent of List Price Received*	100.2%	101.1%	+ 0.9%	101.6%	101.0%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

