

# Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

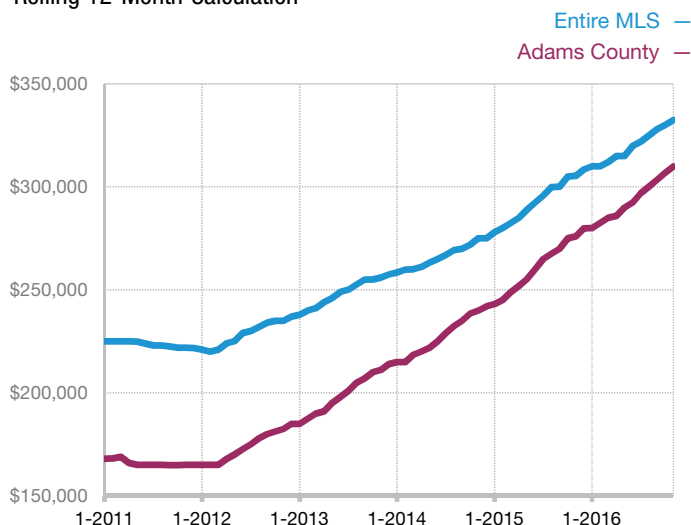
Single Family	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	823	584	- 29.0%	--	--	--
Under Contract	441	511	+ 15.9%	6,195	6,169	- 0.4%
New Listings	392	484	+ 23.5%	7,103	6,931	- 2.4%
Sold Listings	452	495	+ 9.5%	5,878	5,876	- 0.0%
Days on Market Until Sale	23	24	+ 4.3%	19	20	+ 5.3%
Median Sales Price*	\$285,000	\$309,000	+ 8.4%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$305,305	\$329,659	+ 8.0%	\$302,293	\$333,257	+ 10.2%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	101.0%	100.8%	- 0.2%

\* 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	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	95	85	- 10.5%	--	--	--
Under Contract	117	141	+ 20.5%	1,647	1,679	+ 1.9%
New Listings	107	118	+ 10.3%	1,754	1,767	+ 0.7%
Sold Listings	114	133	+ 16.7%	1,548	1,549	+ 0.1%
Days on Market Until Sale	13	14	+ 7.7%	11	12	+ 9.1%
Median Sales Price*	\$190,500	\$228,500	+ 19.9%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$189,670	\$230,441	+ 21.5%	\$190,113	\$219,512	+ 15.5%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	101.4%	101.6%	+ 0.2%

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



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

