

# Local Market Update for June 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

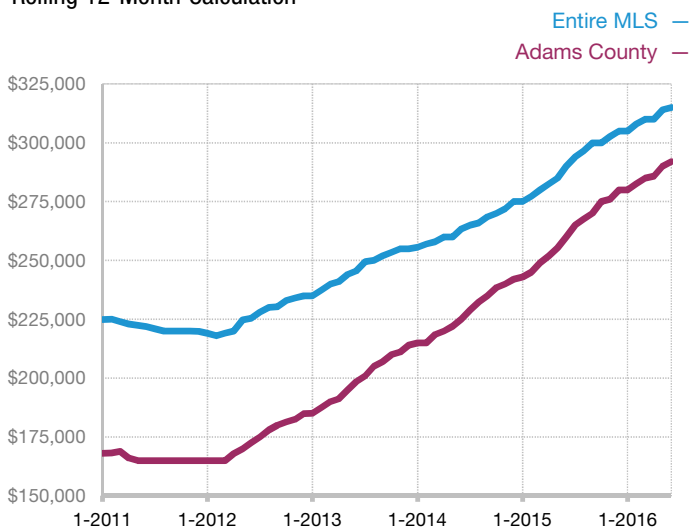
Single Family	June			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
Inventory of Active Listings	777	599	- 22.9%	--	--	--
Under Contract	623	706	+ 13.3%	3,362	3,386	+ 0.7%
New Listings	739	818	+ 10.7%	3,868	3,747	- 3.1%
Sold Listings	673	586	- 12.9%	2,968	2,961	- 0.2%
Days on Market Until Sale	17	13	- 23.5%	19	22	+ 15.8%
Median Sales Price*	\$285,000	\$315,000	+ 10.5%	\$275,094	\$306,500	+ 11.4%
Average Sales Price*	\$311,332	\$343,202	+ 10.2%	\$297,461	\$329,753	+ 10.9%
Percent of List Price Received*	101.5%	101.8%	+ 0.3%	101.3%	101.0%	- 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	June			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
Inventory of Active Listings	116	87	- 25.0%	--	--	--
Under Contract	192	194	+ 1.0%	888	884	- 0.5%
New Listings	210	218	+ 3.8%	979	937	- 4.3%
Sold Listings	184	136	- 26.1%	735	732	- 0.4%
Days on Market Until Sale	8	9	+ 12.5%	11	11	0.0%
Median Sales Price*	\$197,000	\$223,000	+ 13.2%	\$186,500	\$214,000	+ 14.7%
Average Sales Price*	\$199,847	\$228,622	+ 14.4%	\$186,201	\$214,419	+ 15.2%
Percent of List Price Received*	101.9%	102.9%	+ 1.0%	101.5%	102.0%	+ 0.5%

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



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

