

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

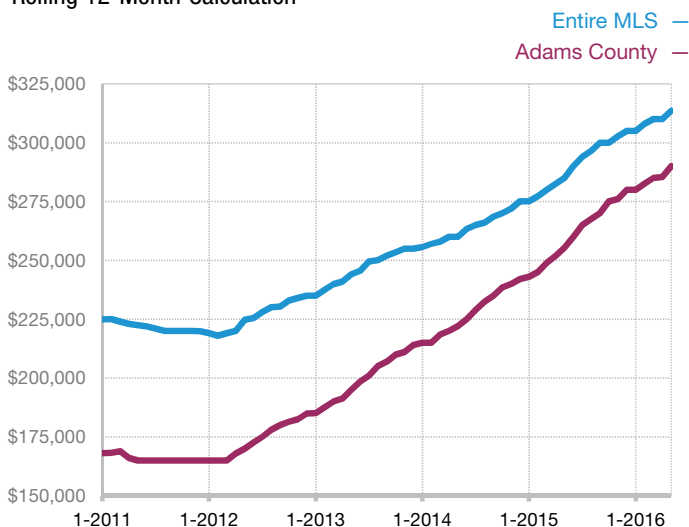
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	696	468	- 32.8%	--	--	--
Under Contract	638	714	+ 11.9%	2,739	2,747	+ 0.3%
New Listings	715	721	+ 0.8%	3,129	2,933	- 6.3%
Sold Listings	584	572	- 2.1%	2,295	2,329	+ 1.5%
Days on Market Until Sale	12	16	+ 33.3%	20	23	+ 15.0%
Median Sales Price*	\$282,000	\$315,000	+ 11.7%	\$274,000	\$305,000	+ 11.3%
Average Sales Price*	\$303,442	\$333,801	+ 10.0%	\$293,391	\$325,777	+ 11.0%
Percent of List Price Received*	101.9%	101.9%	0.0%	101.3%	100.9%	- 0.4%

* 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	105	58	- 44.8%	--	--	--
Under Contract	184	173	- 6.0%	696	708	+ 1.7%
New Listings	190	158	- 16.8%	769	719	- 6.5%
Sold Listings	154	148	- 3.9%	551	588	+ 6.7%
Days on Market Until Sale	9	7	- 22.2%	12	11	- 8.3%
Median Sales Price*	\$195,000	\$220,750	+ 13.2%	\$180,000	\$210,000	+ 16.7%
Average Sales Price*	\$198,183	\$225,189	+ 13.6%	\$181,645	\$210,661	+ 16.0%
Percent of List Price Received*	101.6%	102.8%	+ 1.2%	101.4%	101.9%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

