

# Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

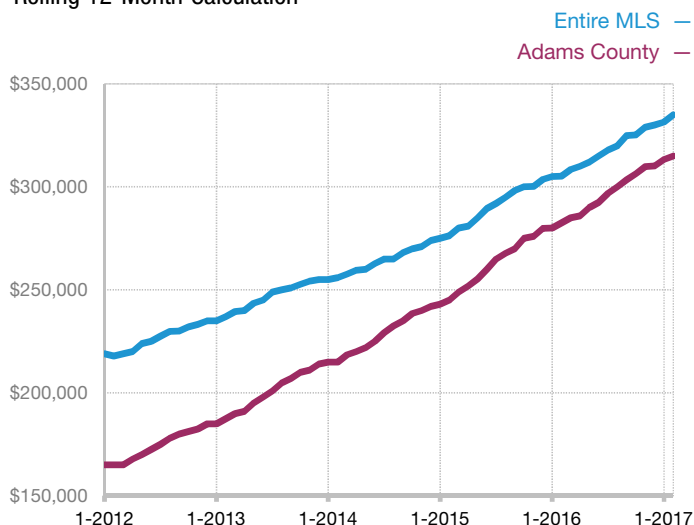
Single Family	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	536	382	- 28.7%	--	--	--
Under Contract	492	503	+ 2.2%	905	949	+ 4.9%
New Listings	498	488	- 2.0%	933	882	- 5.5%
Sold Listings	365	351	- 3.8%	745	749	+ 0.5%
Days on Market Until Sale	31	26	- 16.1%	31	28	- 9.7%
Median Sales Price*	\$309,990	\$330,000	+ 6.5%	\$295,000	\$323,600	+ 9.7%
Average Sales Price*	\$320,441	\$347,858	+ 8.6%	\$317,794	\$345,319	+ 8.7%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	99.9%	100.0%	+ 0.1%

\* 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	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	73	51	- 30.1%	--	--	--
Under Contract	121	153	+ 26.4%	227	270	+ 18.9%
New Listings	116	126	+ 8.6%	231	252	+ 9.1%
Sold Listings	93	99	+ 6.5%	179	203	+ 13.4%
Days on Market Until Sale	14	24	+ 71.4%	15	22	+ 46.7%
Median Sales Price*	\$210,000	\$232,000	+ 10.5%	\$196,500	\$235,000	+ 19.6%
Average Sales Price*	\$198,994	\$232,002	+ 16.6%	\$192,007	\$232,820	+ 21.3%
Percent of List Price Received*	101.2%	100.8%	- 0.4%	100.6%	100.4%	- 0.2%

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



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

