

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

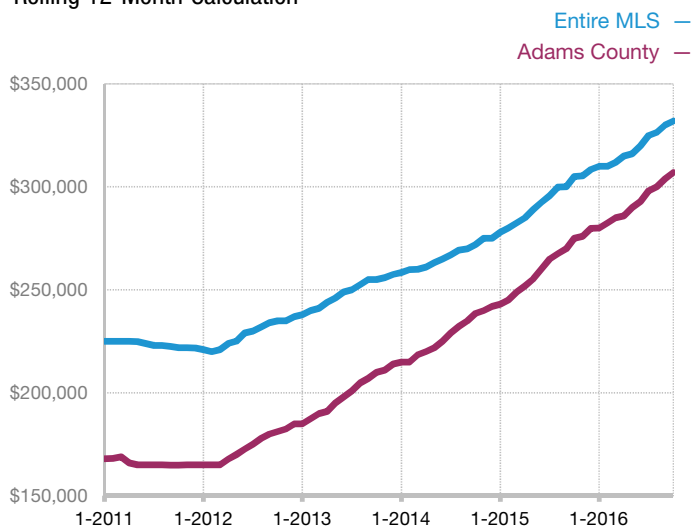
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	949	680	- 28.3%	--	--	--
Under Contract	596	665	+ 11.6%	5,754	5,935	+ 3.1%
New Listings	633	622	- 1.7%	6,714	6,702	- 0.2%
Sold Listings	573	525	- 8.4%	5,426	5,523	+ 1.8%
Days on Market Until Sale	22	21	- 4.5%	19	21	+ 10.5%
Median Sales Price*	\$280,000	\$320,000	+ 14.3%	\$279,500	\$311,000	+ 11.3%
Average Sales Price*	\$307,442	\$342,174	+ 11.3%	\$302,042	\$334,095	+ 10.6%
Percent of List Price Received*	99.8%	100.2%	+ 0.4%	101.0%	100.9%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	113	106	- 6.2%	--	--	--
Under Contract	146	189	+ 29.5%	1,534	1,650	+ 7.6%
New Listings	146	163	+ 11.6%	1,654	1,744	+ 5.4%
Sold Listings	156	158	+ 1.3%	1,434	1,470	+ 2.5%
Days on Market Until Sale	17	16	- 5.9%	11	13	+ 18.2%
Median Sales Price*	\$191,250	\$227,250	+ 18.8%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$191,379	\$223,387	+ 16.7%	\$190,148	\$218,640	+ 15.0%
Percent of List Price Received*	100.6%	100.7%	+ 0.1%	101.5%	101.7%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

