

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

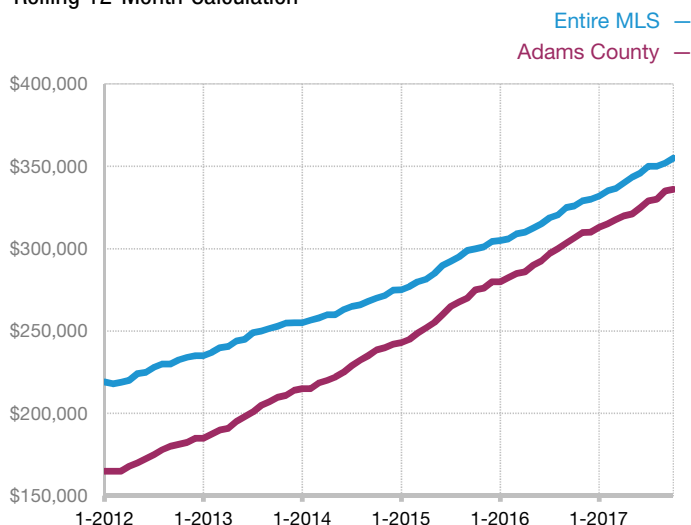
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	888	610	- 31.3%	--	--	--
Under Contract	576	693	+ 20.3%	5,635	5,936	+ 5.3%
New Listings	597	584	- 2.2%	6,449	6,594	+ 2.2%
Sold Listings	548	557	+ 1.6%	5,391	5,548	+ 2.9%
Days on Market Until Sale	21	25	+ 19.0%	20	21	+ 5.0%
Median Sales Price*	\$319,000	\$347,000	+ 8.8%	\$310,500	\$340,000	+ 9.5%
Average Sales Price*	\$339,225	\$363,952	+ 7.3%	\$333,497	\$361,759	+ 8.5%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	100.9%	100.6%	- 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	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	148	100	- 32.4%	--	--	--
Under Contract	159	179	+ 12.6%	1,526	1,627	+ 6.6%
New Listings	150	132	- 12.0%	1,647	1,712	+ 3.9%
Sold Listings	171	145	- 15.2%	1,418	1,537	+ 8.4%
Days on Market Until Sale	16	16	0.0%	11	16	+ 45.5%
Median Sales Price*	\$227,000	\$256,000	+ 12.8%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$223,431	\$259,970	+ 16.4%	\$218,557	\$247,959	+ 13.5%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	101.7%	101.0%	- 0.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

