

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

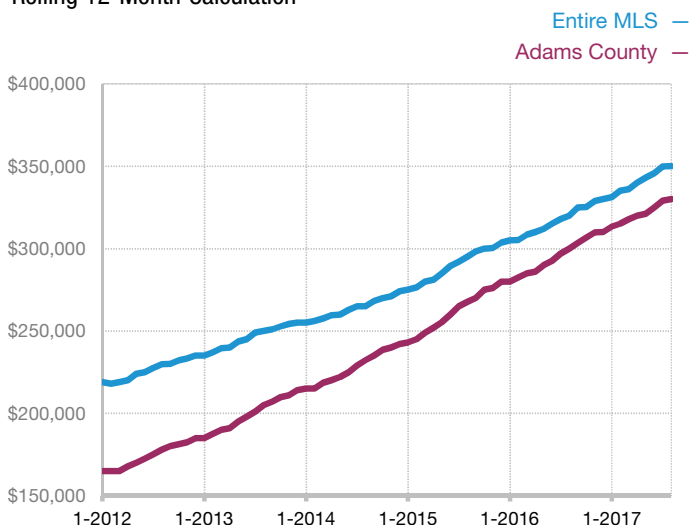
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	843	739	- 12.3%	--	--	--
Under Contract	595	717	+ 20.5%	4,537	4,758	+ 4.9%
New Listings	673	797	+ 18.4%	5,144	5,382	+ 4.6%
Sold Listings	623	593	- 4.8%	4,243	4,367	+ 2.9%
Days on Market Until Sale	18	16	- 11.1%	20	21	+ 5.0%
Median Sales Price*	\$321,000	\$345,000	+ 7.5%	\$310,000	\$340,000	+ 9.7%
Average Sales Price*	\$337,650	\$368,829	+ 9.2%	\$332,549	\$360,863	+ 8.5%
Percent of List Price Received*	100.8%	100.6%	- 0.2%	101.1%	100.8%	- 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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	138	114	- 17.4%	--	--	--
Under Contract	171	190	+ 11.1%	1,217	1,314	+ 8.0%
New Listings	192	188	- 2.1%	1,314	1,406	+ 7.0%
Sold Listings	163	180	+ 10.4%	1,075	1,208	+ 12.4%
Days on Market Until Sale	10	13	+ 30.0%	11	15	+ 36.4%
Median Sales Price*	\$220,200	\$248,450	+ 12.8%	\$217,000	\$243,500	+ 12.2%
Average Sales Price*	\$223,206	\$255,885	+ 14.6%	\$216,968	\$246,759	+ 13.7%
Percent of List Price Received*	102.2%	101.3%	- 0.9%	102.1%	101.2%	- 0.9%

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



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

