

Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

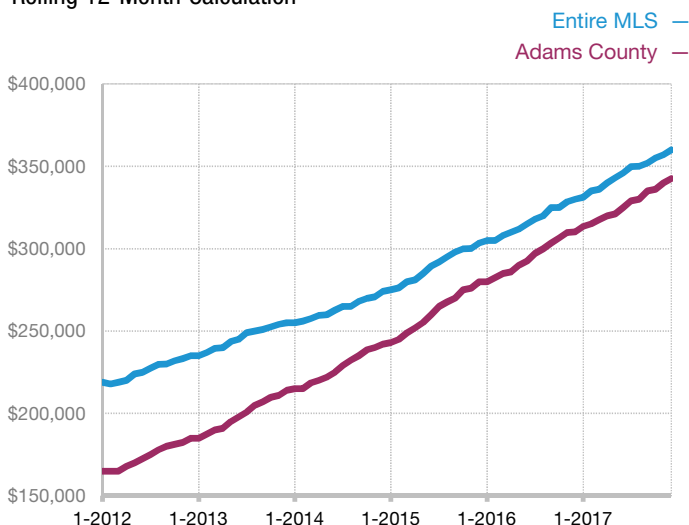
Single Family	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	708	408	- 42.4%	--	--	--
Under Contract	365	416	+ 14.0%	6,464	6,768	+ 4.7%
New Listings	318	293	- 7.9%	7,252	7,338	+ 1.2%
Sold Listings	538	536	- 0.4%	6,452	6,705	+ 3.9%
Days on Market Until Sale	26	33	+ 26.9%	21	23	+ 9.5%
Median Sales Price*	\$314,950	\$350,000	+ 11.1%	\$310,250	\$342,500	+ 10.4%
Average Sales Price*	\$330,755	\$382,547	+ 15.7%	\$332,893	\$363,859	+ 9.3%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	100.7%	100.4%	- 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	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	104	85	- 18.3%	--	--	--
Under Contract	104	104	0.0%	1,762	1,845	+ 4.7%
New Listings	87	85	- 2.3%	1,854	1,931	+ 4.2%
Sold Listings	153	138	- 9.8%	1,715	1,846	+ 7.6%
Days on Market Until Sale	21	20	- 4.8%	13	16	+ 23.1%
Median Sales Price*	\$235,000	\$265,000	+ 12.8%	\$220,500	\$246,000	+ 11.6%
Average Sales Price*	\$241,468	\$263,389	+ 9.1%	\$221,538	\$248,883	+ 12.3%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	101.5%	100.9%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

