

Local Market Update for January 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

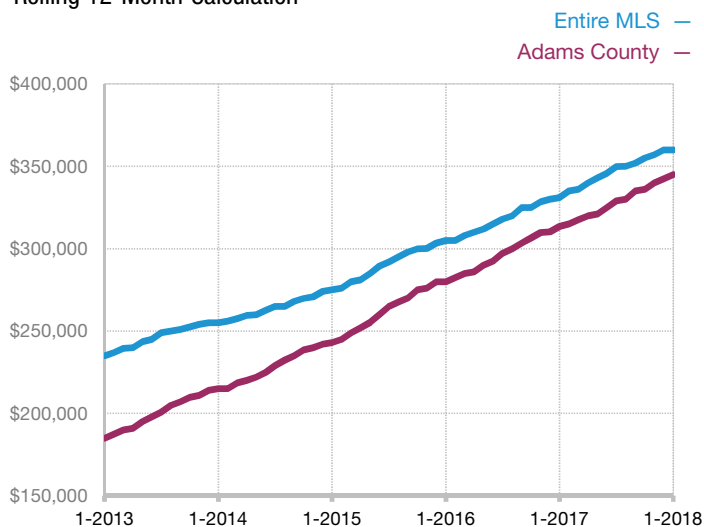
Single Family	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	576	411	- 28.6%	--	--	--
Under Contract	436	466	+ 6.9%	436	466	+ 6.9%
New Listings	394	506	+ 28.4%	394	506	+ 28.4%
Sold Listings	401	382	- 4.7%	401	382	- 4.7%
Days on Market Until Sale	30	28	- 6.7%	30	28	- 6.7%
Median Sales Price*	\$318,200	\$351,023	+ 10.3%	\$318,200	\$351,023	+ 10.3%
Average Sales Price*	\$343,034	\$373,254	+ 8.8%	\$343,034	\$373,254	+ 8.8%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	99.9%	99.6%	- 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	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	101	76	- 24.8%	--	--	--
Under Contract	116	134	+ 15.5%	116	134	+ 15.5%
New Listings	126	138	+ 9.5%	126	138	+ 9.5%
Sold Listings	105	96	- 8.6%	105	96	- 8.6%
Days on Market Until Sale	20	19	- 5.0%	20	19	- 5.0%
Median Sales Price*	\$239,000	\$266,200	+ 11.4%	\$239,000	\$266,200	+ 11.4%
Average Sales Price*	\$233,870	\$258,021	+ 10.3%	\$233,870	\$258,021	+ 10.3%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	100.1%	100.5%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

