

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

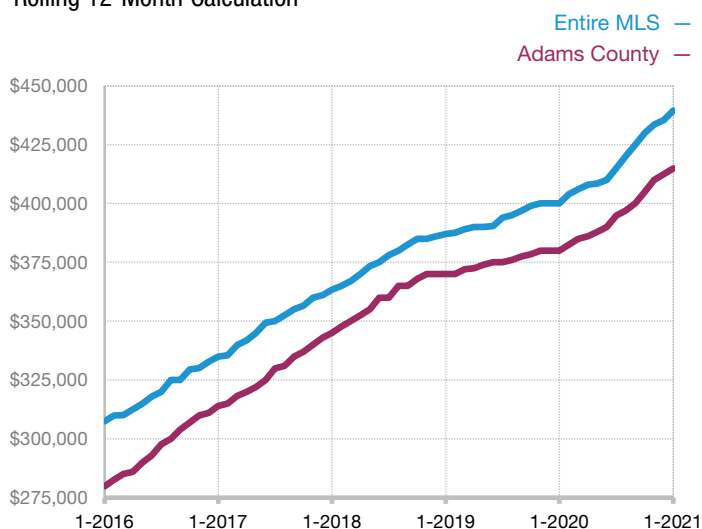
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	637	192	- 69.9%	--	--	--
Under Contract	506	581	+ 14.8%	506	581	+ 14.8%
New Listings	539	538	- 0.2%	539	538	- 0.2%
Sold Listings	387	383	- 1.0%	387	383	- 1.0%
Days on Market Until Sale	39	17	- 56.4%	39	17	- 56.4%
Median Sales Price*	\$390,000	\$434,500	+ 11.4%	\$390,000	\$434,500	+ 11.4%
Average Sales Price*	\$406,316	\$453,045	+ 11.5%	\$406,316	\$453,045	+ 11.5%
Percent of List Price Received*	99.4%	101.7%	+ 2.3%	99.4%	101.7%	+ 2.3%

* 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	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	193	60	- 68.9%	--	--	--
Under Contract	155	184	+ 18.7%	155	184	+ 18.7%
New Listings	149	165	+ 10.7%	149	165	+ 10.7%
Sold Listings	107	136	+ 27.1%	107	136	+ 27.1%
Days on Market Until Sale	46	23	- 50.0%	46	23	- 50.0%
Median Sales Price*	\$280,000	\$315,000	+ 12.5%	\$280,000	\$315,000	+ 12.5%
Average Sales Price*	\$278,586	\$316,597	+ 13.6%	\$278,586	\$316,597	+ 13.6%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	99.3%	100.0%	+ 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

