

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

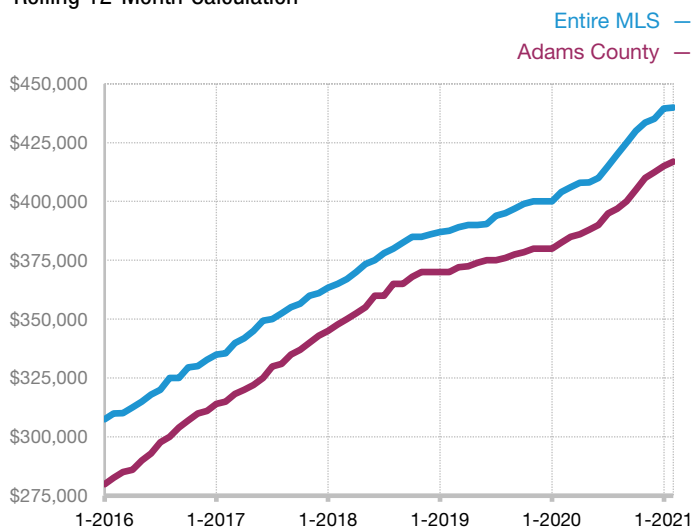
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	624	158	- 74.7%	--	--	--
Under Contract	540	581	+ 7.6%	1,046	1,129	+ 7.9%
New Listings	589	537	- 8.8%	1,128	1,067	- 5.4%
Sold Listings	436	465	+ 6.7%	823	862	+ 4.7%
Days on Market Until Sale	32	15	- 53.1%	35	16	- 54.3%
Median Sales Price*	\$395,000	\$430,000	+ 8.9%	\$393,000	\$433,500	+ 10.3%
Average Sales Price*	\$419,851	\$464,521	+ 10.6%	\$413,486	\$461,166	+ 11.5%
Percent of List Price Received*	99.7%	102.6%	+ 2.9%	99.6%	102.2%	+ 2.6%

\* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	208	52	- 75.0%	--	--	--
Under Contract	148	206	+ 39.2%	303	378	+ 24.8%
New Listings	177	185	+ 4.5%	326	352	+ 8.0%
Sold Listings	127	149	+ 17.3%	234	292	+ 24.8%
Days on Market Until Sale	41	21	- 48.8%	43	23	- 46.5%
Median Sales Price*	\$287,500	\$315,900	+ 9.9%	\$280,000	\$315,000	+ 12.5%
Average Sales Price*	\$294,438	\$327,197	+ 11.1%	\$287,189	\$322,104	+ 12.2%
Percent of List Price Received*	99.9%	101.5%	+ 1.6%	99.6%	100.8%	+ 1.2%

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



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

