

# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

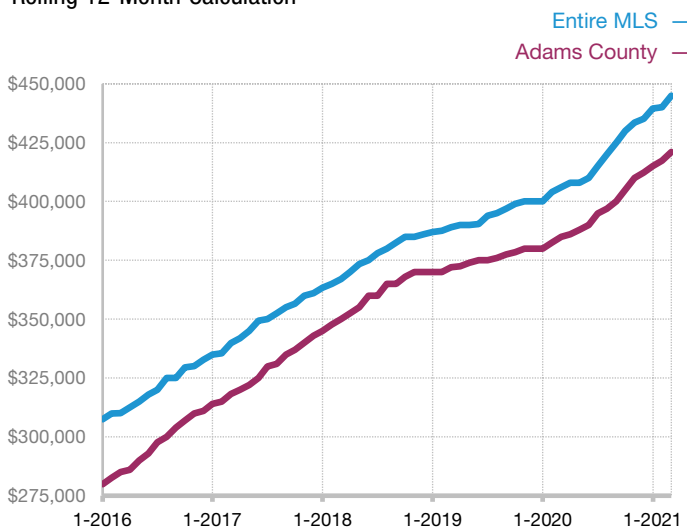
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	711	111	- 84.4%	--	--	--
Under Contract	619	662	+ 6.9%	1,664	1,760	+ 5.8%
New Listings	750	599	- 20.1%	1,877	1,664	- 11.3%
Sold Listings	590	623	+ 5.6%	1,413	1,490	+ 5.4%
Days on Market Until Sale	22	15	- 31.8%	30	16	- 46.7%
Median Sales Price*	\$405,000	\$455,000	+ 12.3%	\$399,900	\$445,000	+ 11.3%
Average Sales Price*	\$431,258	\$488,979	+ 13.4%	\$420,907	\$473,712	+ 12.5%
Percent of List Price Received*	100.3%	103.7%	+ 3.4%	99.9%	102.8%	+ 2.9%

\* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	243	40	- 83.5%	--	--	--
Under Contract	131	173	+ 32.1%	435	546	+ 25.5%
New Listings	180	155	- 13.9%	508	508	0.0%
Sold Listings	157	180	+ 14.6%	391	478	+ 22.3%
Days on Market Until Sale	29	15	- 48.3%	38	19	- 50.0%
Median Sales Price*	\$286,000	\$320,000	+ 11.9%	\$283,000	\$316,000	+ 11.7%
Average Sales Price*	\$290,312	\$319,813	+ 10.2%	\$288,443	\$320,648	+ 11.2%
Percent of List Price Received*	99.9%	102.2%	+ 2.3%	99.7%	101.3%	+ 1.6%

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



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

