

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

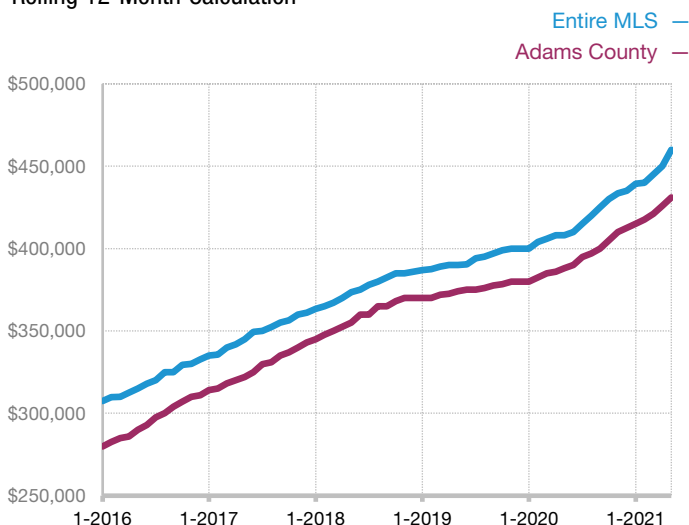
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	737	139	- 81.1%	--	--	--
Under Contract	738	744	+ 0.8%	2,824	3,112	+ 10.2%
New Listings	742	671	- 9.6%	3,160	3,091	- 2.2%
Sold Listings	440	642	+ 45.9%	2,379	2,750	+ 15.6%
Days on Market Until Sale	20	8	- 60.0%	26	12	- 53.8%
Median Sales Price*	\$400,500	\$481,975	+ 20.3%	\$400,000	\$460,000	+ 15.0%
Average Sales Price*	\$425,911	\$512,219	+ 20.3%	\$426,181	\$488,643	+ 14.7%
Percent of List Price Received*	100.0%	105.3%	+ 5.3%	100.0%	103.9%	+ 3.9%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	280	45	- 83.9%	--	--	--
Under Contract	192	219	+ 14.1%	732	937	+ 28.0%
New Listings	214	201	- 6.1%	876	913	+ 4.2%
Sold Listings	119	162	+ 36.1%	638	789	+ 23.7%
Days on Market Until Sale	18	10	- 44.4%	29	16	- 44.8%
Median Sales Price*	\$305,000	\$344,500	+ 13.0%	\$290,000	\$325,000	+ 12.1%
Average Sales Price*	\$301,638	\$354,211	+ 17.4%	\$293,484	\$332,959	+ 13.5%
Percent of List Price Received*	100.2%	105.2%	+ 5.0%	99.9%	102.5%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

