

Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

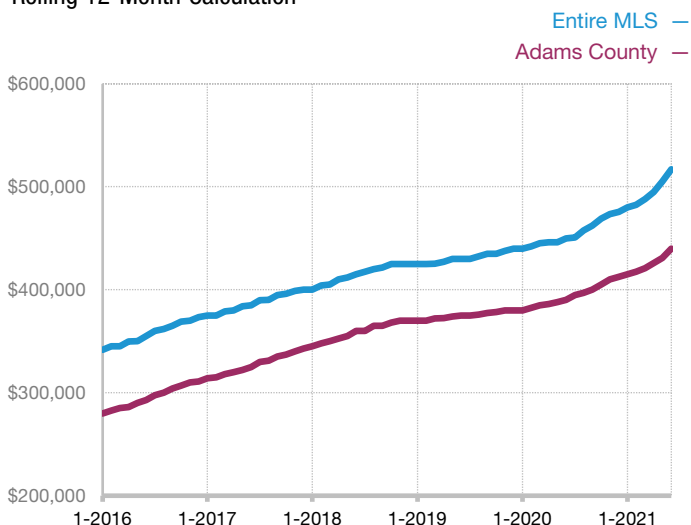
Single Family	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	656	285	- 56.6%	--	--	--
Under Contract	771	743	- 3.6%	3,595	3,805	+ 5.8%
New Listings	737	864	+ 17.2%	3,892	3,948	+ 1.4%
Sold Listings	743	705	- 5.1%	3,122	3,460	+ 10.8%
Days on Market Until Sale	22	7	- 68.2%	25	11	- 56.0%
Median Sales Price*	\$399,000	\$492,000	+ 23.3%	\$400,000	\$465,000	+ 16.3%
Average Sales Price*	\$424,821	\$518,996	+ 22.2%	\$425,857	\$494,778	+ 16.2%
Percent of List Price Received*	100.1%	106.2%	+ 6.1%	100.1%	104.3%	+ 4.2%

* 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	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	257	60	- 76.7%	--	--	--
Under Contract	229	196	- 14.4%	961	1,121	+ 16.6%
New Listings	217	200	- 7.8%	1,092	1,117	+ 2.3%
Sold Listings	189	218	+ 15.3%	827	1,012	+ 22.4%
Days on Market Until Sale	24	6	- 75.0%	28	14	- 50.0%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$292,500	\$330,000	+ 12.8%
Average Sales Price*	\$302,732	\$346,573	+ 14.5%	\$295,598	\$335,845	+ 13.6%
Percent of List Price Received*	100.2%	105.1%	+ 4.9%	99.9%	103.1%	+ 3.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

