

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

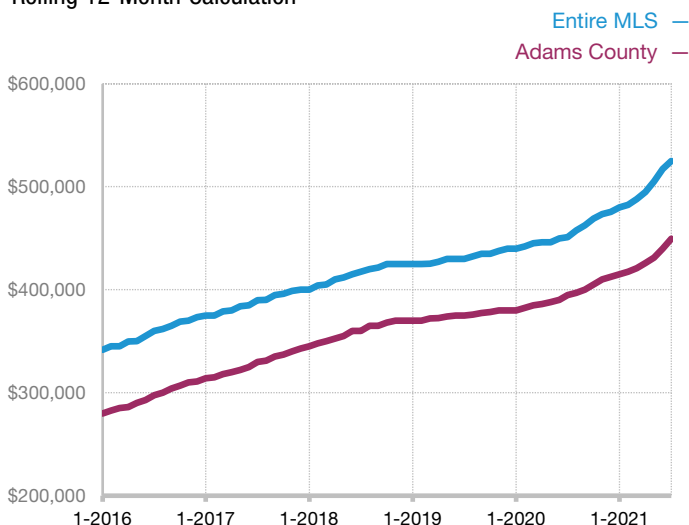
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	723	378	- 47.7%	--	--	--
Under Contract	728	713	- 2.1%	4,323	4,469	+ 3.4%
New Listings	835	801	- 4.1%	4,727	4,747	+ 0.4%
Sold Listings	773	695	- 10.1%	3,895	4,162	+ 6.9%
Days on Market Until Sale	19	7	- 63.2%	24	10	- 58.3%
Median Sales Price*	\$419,980	\$485,000	+ 15.5%	\$404,900	\$470,000	+ 16.1%
Average Sales Price*	\$445,822	\$515,060	+ 15.5%	\$429,820	\$498,307	+ 15.9%
Percent of List Price Received*	100.7%	104.7%	+ 4.0%	100.2%	104.4%	+ 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	247	88	- 64.4%	--	--	--
Under Contract	224	191	- 14.7%	1,185	1,302	+ 9.9%
New Listings	247	232	- 6.1%	1,339	1,349	+ 0.7%
Sold Listings	235	176	- 25.1%	1,062	1,197	+ 12.7%
Days on Market Until Sale	20	9	- 55.0%	26	13	- 50.0%
Median Sales Price*	\$305,000	\$348,450	+ 14.2%	\$297,150	\$332,500	+ 11.9%
Average Sales Price*	\$307,087	\$341,140	+ 11.1%	\$298,140	\$336,850	+ 13.0%
Percent of List Price Received*	100.6%	103.7%	+ 3.1%	100.1%	103.2%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

