

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

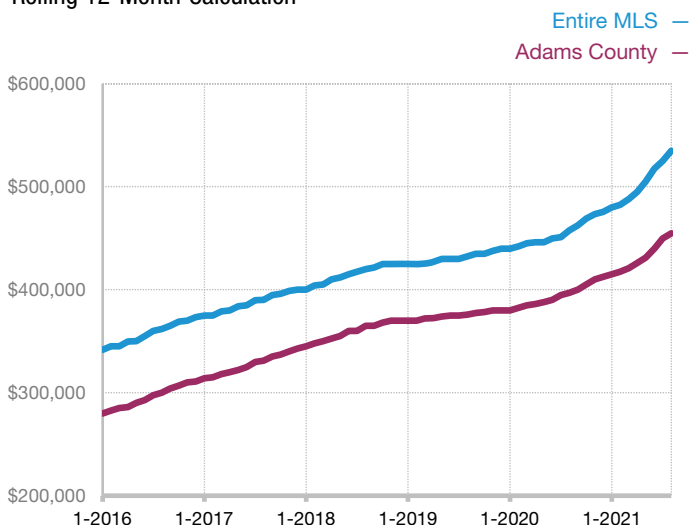
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	660	333	- 49.5%	--	--	--
Under Contract	804	724	- 10.0%	5,127	5,151	+ 0.5%
New Listings	782	682	- 12.8%	5,509	5,427	- 1.5%
Sold Listings	699	685	- 2.0%	4,594	4,843	+ 5.4%
Days on Market Until Sale	18	9	- 50.0%	23	10	- 56.5%
Median Sales Price*	\$415,000	\$490,000	+ 18.1%	\$405,278	\$472,250	+ 16.5%
Average Sales Price*	\$447,298	\$518,091	+ 15.8%	\$432,479	\$501,141	+ 15.9%
Percent of List Price Received*	100.8%	103.1%	+ 2.3%	100.3%	104.2%	+ 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	212	63	- 70.3%	--	--	--
Under Contract	231	219	- 5.2%	1,416	1,506	+ 6.4%
New Listings	227	182	- 19.8%	1,566	1,532	- 2.2%
Sold Listings	244	182	- 25.4%	1,306	1,382	+ 5.8%
Days on Market Until Sale	21	11	- 47.6%	25	13	- 48.0%
Median Sales Price*	\$305,000	\$360,000	+ 18.0%	\$299,801	\$337,750	+ 12.7%
Average Sales Price*	\$306,243	\$363,678	+ 18.8%	\$299,654	\$340,341	+ 13.6%
Percent of List Price Received*	100.6%	103.1%	+ 2.5%	100.2%	103.2%	+ 3.0%

* 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

