

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

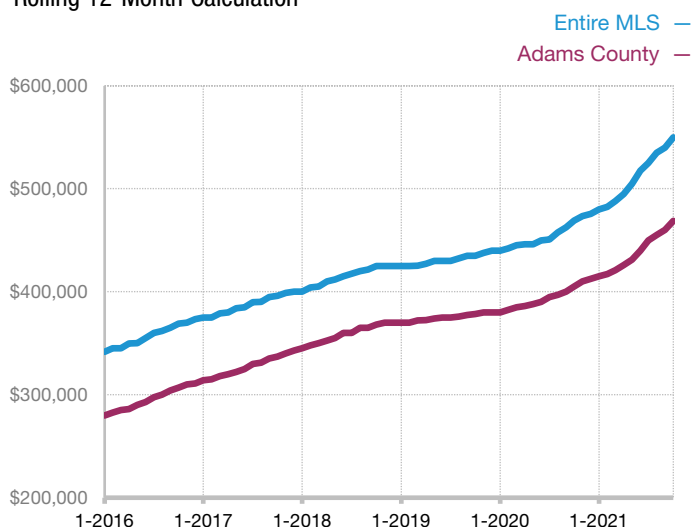
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	600	343	- 42.8%	--	--	--
Under Contract	672	702	+ 4.5%	6,468	6,416	- 0.8%
New Listings	693	647	- 6.6%	6,895	6,802	- 1.3%
Sold Listings	748	652	- 12.8%	6,086	6,110	+ 0.4%
Days on Market Until Sale	19	12	- 36.8%	22	11	- 50.0%
Median Sales Price*	\$425,000	\$495,000	+ 16.5%	\$410,000	\$475,000	+ 15.9%
Average Sales Price*	\$451,156	\$529,314	+ 17.3%	\$435,940	\$506,537	+ 16.2%
Percent of List Price Received*	100.5%	101.9%	+ 1.4%	100.4%	103.8%	+ 3.4%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	216	85	- 60.6%	--	--	--
Under Contract	201	193	- 4.0%	1,800	1,844	+ 2.4%
New Listings	222	174	- 21.6%	1,989	1,911	- 3.9%
Sold Listings	191	171	- 10.5%	1,709	1,744	+ 2.0%
Days on Market Until Sale	20	12	- 40.0%	24	13	- 45.8%
Median Sales Price*	\$315,371	\$360,000	+ 14.2%	\$300,000	\$340,000	+ 13.3%
Average Sales Price*	\$314,397	\$357,747	+ 13.8%	\$301,655	\$343,498	+ 13.9%
Percent of List Price Received*	100.2%	102.1%	+ 1.9%	100.2%	102.9%	+ 2.7%

* 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

