

Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

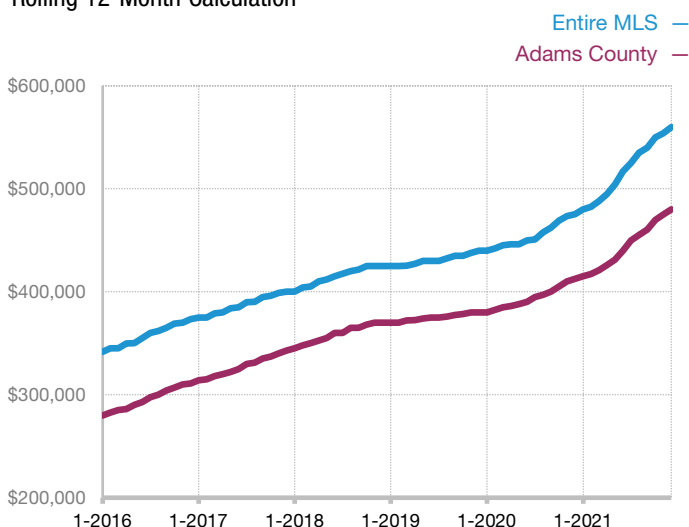
Single Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	393	187	- 52.4%	--	--	--
Under Contract	434	391	- 9.9%	7,436	7,308	- 1.7%
New Listings	410	341	- 16.8%	7,753	7,620	- 1.7%
Sold Listings	616	579	- 6.0%	7,355	7,295	- 0.8%
Days on Market Until Sale	18	15	- 16.7%	21	11	- 47.6%
Median Sales Price*	\$420,000	\$505,000	+ 20.2%	\$412,500	\$480,000	+ 16.4%
Average Sales Price*	\$449,663	\$533,298	+ 18.6%	\$438,843	\$511,712	+ 16.6%
Percent of List Price Received*	101.0%	101.8%	+ 0.8%	100.5%	103.5%	+ 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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	110	58	- 47.3%	--	--	--
Under Contract	140	125	- 10.7%	2,111	2,094	- 0.8%
New Listings	113	101	- 10.6%	2,225	2,155	- 3.1%
Sold Listings	212	156	- 26.4%	2,112	2,075	- 1.8%
Days on Market Until Sale	23	14	- 39.1%	23	13	- 43.5%
Median Sales Price*	\$314,550	\$375,000	+ 19.2%	\$303,000	\$345,000	+ 13.9%
Average Sales Price*	\$312,547	\$379,514	+ 21.4%	\$303,858	\$347,280	+ 14.3%
Percent of List Price Received*	100.1%	102.0%	+ 1.9%	100.2%	102.7%	+ 2.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

