

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

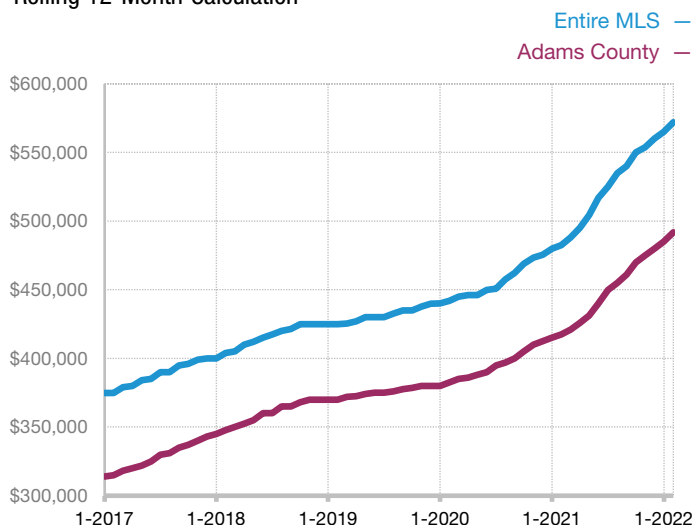
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	332	136	- 59.0%	--	--	--
Under Contract	539	485	- 10.0%	1,081	890	- 17.7%
New Listings	535	488	- 8.8%	1,066	843	- 20.9%
Sold Listings	473	373	- 21.1%	870	746	- 14.3%
Days on Market Until Sale	15	14	- 6.7%	16	16	0.0%
Median Sales Price*	\$430,000	\$550,000	+ 27.9%	\$435,000	\$540,000	+ 24.1%
Average Sales Price*	\$467,300	\$568,368	+ 21.6%	\$462,771	\$555,628	+ 20.1%
Percent of List Price Received*	102.6%	104.3%	+ 1.7%	102.2%	103.0%	+ 0.8%

* 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	86	25	- 70.9%	--	--	--
Under Contract	198	132	- 33.3%	367	267	- 27.2%
New Listings	186	124	- 33.3%	354	228	- 35.6%
Sold Listings	153	115	- 24.8%	297	220	- 25.9%
Days on Market Until Sale	20	11	- 45.0%	22	10	- 54.5%
Median Sales Price*	\$315,900	\$395,000	+ 25.0%	\$315,000	\$390,000	+ 23.8%
Average Sales Price*	\$327,294	\$384,511	+ 17.5%	\$322,127	\$381,242	+ 18.4%
Percent of List Price Received*	101.4%	104.4%	+ 3.0%	100.7%	103.8%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

