

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

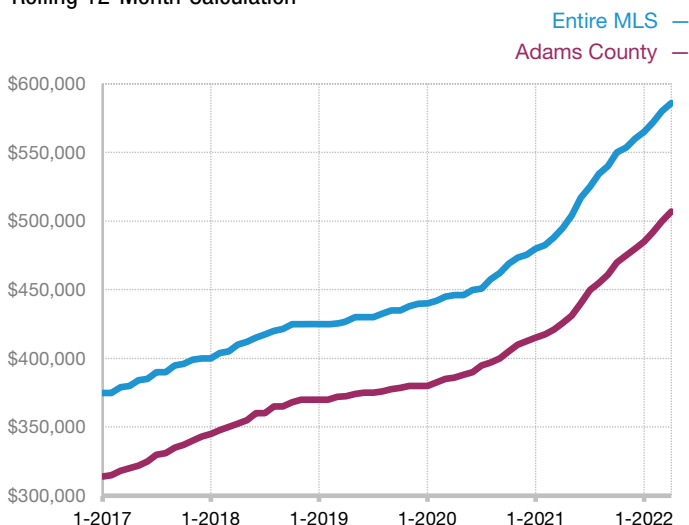
Single Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	369	367	- 0.5%	--	--	--
Under Contract	616	703	+ 14.1%	2,328	2,209	- 5.1%
New Listings	754	807	+ 7.0%	2,417	2,434	+ 0.7%
Sold Listings	602	582	- 3.3%	2,101	1,873	- 10.9%
Days on Market Until Sale	9	8	- 11.1%	14	13	- 7.1%
Median Sales Price*	\$470,000	\$562,000	+ 19.6%	\$450,000	\$551,150	+ 22.5%
Average Sales Price*	\$498,312	\$589,696	+ 18.3%	\$481,325	\$578,393	+ 20.2%
Percent of List Price Received*	104.9%	106.0%	+ 1.0%	103.4%	104.8%	+ 1.4%

* 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	92	55	- 40.2%	--	--	--
Under Contract	183	194	+ 6.0%	711	600	- 15.6%
New Listings	207	203	- 1.9%	716	601	- 16.1%
Sold Listings	141	145	+ 2.8%	625	502	- 19.7%
Days on Market Until Sale	12	9	- 25.0%	18	11	- 38.9%
Median Sales Price*	\$340,000	\$425,000	+ 25.0%	\$321,500	\$400,000	+ 24.4%
Average Sales Price*	\$348,875	\$420,993	+ 20.7%	\$327,507	\$396,714	+ 21.1%
Percent of List Price Received*	103.6%	107.6%	+ 3.9%	101.8%	105.4%	+ 3.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

