

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

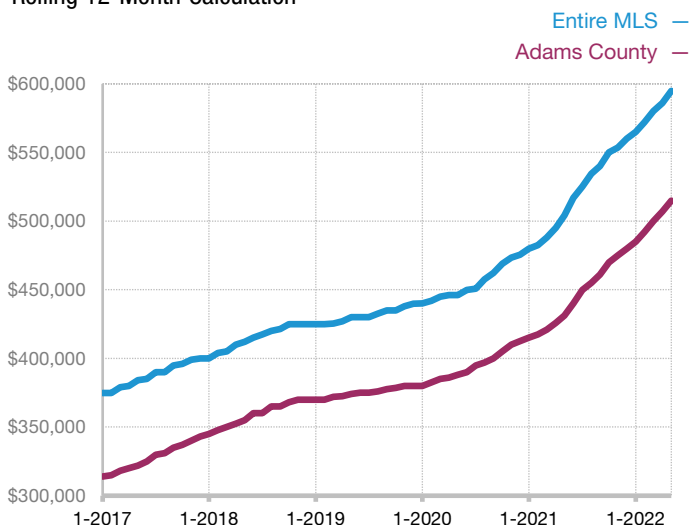
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	305	448	+ 46.9%	--	--	--
Under Contract	689	717	+ 4.1%	3,017	2,889	- 4.2%
New Listings	665	811	+ 22.0%	3,082	3,237	+ 5.0%
Sold Listings	636	698	+ 9.7%	2,737	2,574	- 6.0%
Days on Market Until Sale	8	9	+ 12.5%	13	12	- 7.7%
Median Sales Price*	\$484,118	\$570,000	+ 17.7%	\$460,000	\$558,600	+ 21.4%
Average Sales Price*	\$513,118	\$596,577	+ 16.3%	\$488,713	\$583,313	+ 19.4%
Percent of List Price Received*	105.4%	104.7%	- 0.7%	103.9%	104.8%	+ 0.9%

* 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	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	89	55	- 38.2%	--	--	--
Under Contract	201	177	- 11.9%	912	769	- 15.7%
New Listings	204	177	- 13.2%	919	783	- 14.8%
Sold Listings	163	199	+ 22.1%	788	708	- 10.2%
Days on Market Until Sale	9	10	+ 11.1%	16	11	- 31.3%
Median Sales Price*	\$340,000	\$421,700	+ 24.0%	\$325,000	\$405,000	+ 24.6%
Average Sales Price*	\$350,549	\$424,154	+ 21.0%	\$332,273	\$405,166	+ 21.9%
Percent of List Price Received*	105.2%	105.6%	+ 0.4%	102.5%	105.4%	+ 2.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

