

Local Market Update for June 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

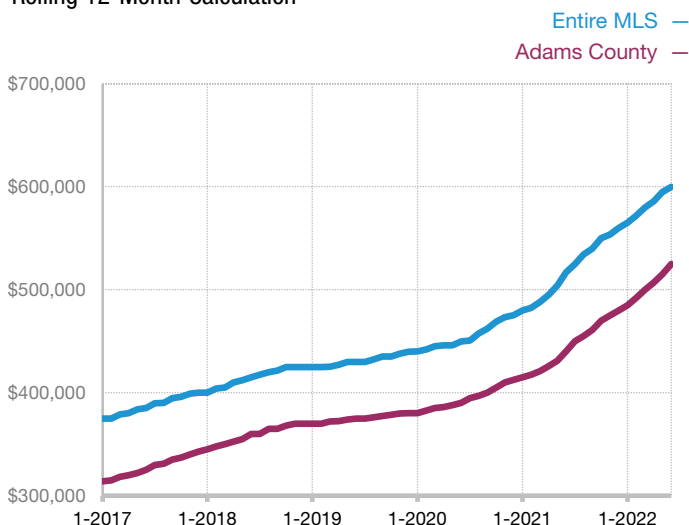
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 06-2021 | Thru 06-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 450 | 736 | + 63.6% | -- | -- | -- |
| Under Contract | 696 | 600 | - 13.8% | 3,713 | 3,423 | - 7.8% |
| New Listings | 864 | 906 | + 4.9% | 3,946 | 4,141 | + 4.9% |
| Sold Listings | 714 | 570 | - 20.2% | 3,451 | 3,149 | - 8.8% |
| Days on Market Until Sale | 6 | 11 | + 83.3% | 11 | 11 | 0.0% |
| Median Sales Price* | \$493,000 | \$569,650 | + 15.5% | \$465,000 | \$560,000 | + 20.4% |
| Average Sales Price* | \$519,753 | \$597,321 | + 14.9% | \$495,135 | \$585,375 | + 18.2% |
| Percent of List Price Received* | 106.2% | 102.9% | - 3.1% | 104.4% | 104.4% | 0.0% |

* 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 | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 06-2021 | Thru 06-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 95 | 102 | + 7.4% | -- | -- | -- |
| Under Contract | 185 | 158 | - 14.6% | 1,097 | 917 | - 16.4% |
| New Listings | 199 | 199 | 0.0% | 1,118 | 982 | - 12.2% |
| Sold Listings | 229 | 173 | - 24.5% | 1,017 | 885 | - 13.0% |
| Days on Market Until Sale | 6 | 11 | + 83.3% | 14 | 11 | - 21.4% |
| Median Sales Price* | \$350,000 | \$415,000 | + 18.6% | \$330,000 | \$406,000 | + 23.0% |
| Average Sales Price* | \$347,624 | \$421,923 | + 21.4% | \$335,730 | \$408,500 | + 21.7% |
| Percent of List Price Received* | 105.0% | 103.6% | - 1.3% | 103.1% | 105.1% | + 1.9% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

