

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

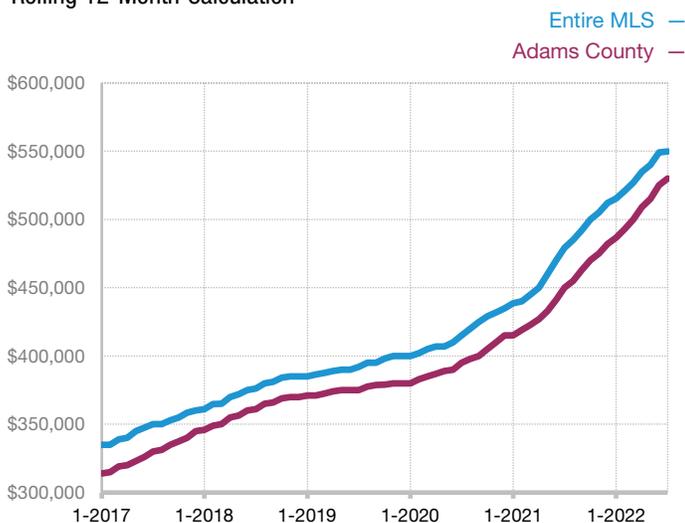
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	583	1,000	+ 71.5%	--	--	--
Under Contract	685	558	- 18.5%	4,520	4,020	- 11.1%
New Listings	834	836	+ 0.2%	4,913	5,099	+ 3.8%
Sold Listings	725	510	- 29.7%	4,284	3,774	- 11.9%
Days on Market Until Sale	7	16	+ 128.6%	11	13	+ 18.2%
Median Sales Price*	\$490,000	\$545,306	+ 11.3%	\$470,000	\$556,650	+ 18.4%
Average Sales Price*	\$520,830	\$586,246	+ 12.6%	\$500,724	\$586,368	+ 17.1%
Percent of List Price Received*	104.7%	100.7%	- 3.8%	104.5%	103.9%	- 0.6%

* 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	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	146	184	+ 26.0%	--	--	--
Under Contract	188	135	- 28.2%	1,338	1,090	- 18.5%
New Listings	243	221	- 9.1%	1,411	1,248	- 11.6%
Sold Listings	192	150	- 21.9%	1,256	1,078	- 14.2%
Days on Market Until Sale	10	11	+ 10.0%	14	12	- 14.3%
Median Sales Price*	\$348,450	\$388,750	+ 11.6%	\$335,000	\$401,500	+ 19.9%
Average Sales Price*	\$341,954	\$390,456	+ 14.2%	\$337,605	\$405,541	+ 20.1%
Percent of List Price Received*	103.8%	101.0%	- 2.7%	103.2%	104.5%	+ 1.3%

* 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

