

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

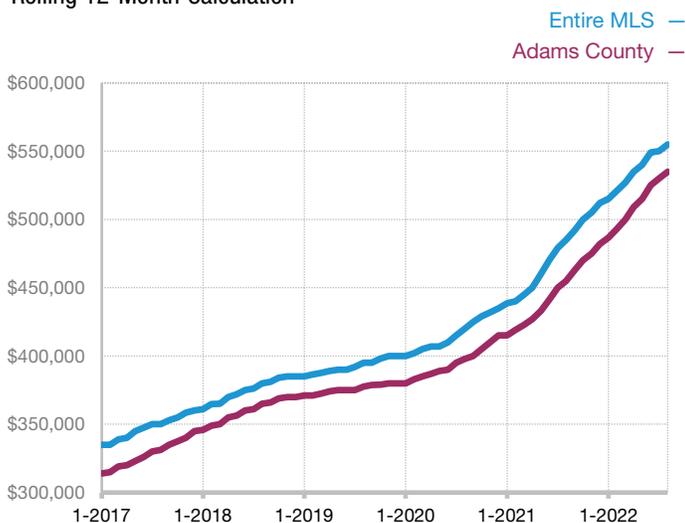
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	560	<b>984</b>	+ 75.7%	--	--	--
Under Contract	695	<b>615</b>	- 11.5%	5,215	<b>4,557</b>	- 12.6%
New Listings	712	<b>689</b>	- 3.2%	5,625	<b>5,780</b>	+ 2.8%
Sold Listings	718	<b>519</b>	- 27.7%	5,002	<b>4,299</b>	- 14.1%
Days on Market Until Sale	9	<b>22</b>	+ 144.4%	11	<b>14</b>	+ 27.3%
Median Sales Price*	\$490,000	<b>\$535,500</b>	+ 9.3%	\$475,000	<b>\$555,000</b>	+ 16.8%
Average Sales Price*	\$517,685	<b>\$572,176</b>	+ 10.5%	\$503,159	<b>\$584,524</b>	+ 16.2%
Percent of List Price Received*	103.1%	<b>99.2%</b>	- 3.8%	104.3%	<b>103.3%</b>	- 1.0%

\* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	126	<b>179</b>	+ 42.1%	--	--	--
Under Contract	209	<b>164</b>	- 21.5%	1,547	<b>1,244</b>	- 19.6%
New Listings	199	<b>176</b>	- 11.6%	1,610	<b>1,425</b>	- 11.5%
Sold Listings	199	<b>138</b>	- 30.7%	1,456	<b>1,225</b>	- 15.9%
Days on Market Until Sale	11	<b>14</b>	+ 27.3%	14	<b>12</b>	- 14.3%
Median Sales Price*	\$360,000	<b>\$398,475</b>	+ 10.7%	\$339,706	<b>\$401,000</b>	+ 18.0%
Average Sales Price*	\$363,840	<b>\$400,284</b>	+ 10.0%	\$341,159	<b>\$405,671</b>	+ 18.9%
Percent of List Price Received*	103.1%	<b>100.1%</b>	- 2.9%	103.2%	<b>104.0%</b>	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

