

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

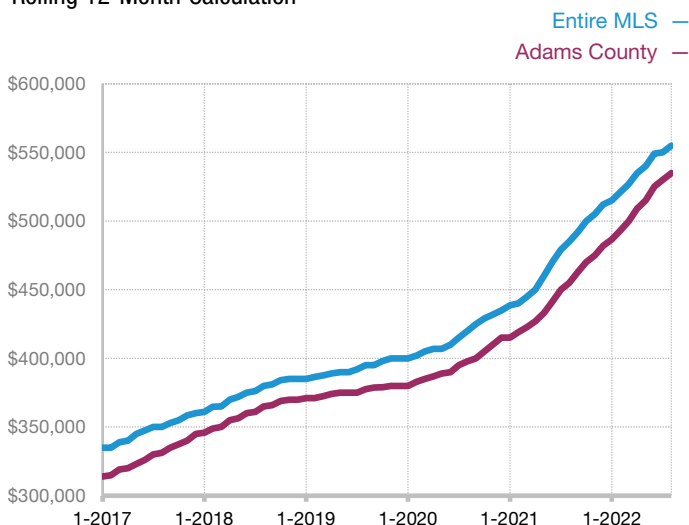
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	560	984	+ 75.7%	--	--	--
Under Contract	695	615	- 11.5%	5,215	4,557	- 12.6%
New Listings	712	689	- 3.2%	5,625	5,780	+ 2.8%
Sold Listings	718	519	- 27.7%	5,002	4,299	- 14.1%
Days on Market Until Sale	9	22	+ 144.4%	11	14	+ 27.3%
Median Sales Price*	\$490,000	\$535,500	+ 9.3%	\$475,000	\$555,000	+ 16.8%
Average Sales Price*	\$517,685	\$572,176	+ 10.5%	\$503,159	\$584,524	+ 16.2%
Percent of List Price Received*	103.1%	99.2%	- 3.8%	104.3%	103.3%	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	126	179	+ 42.1%	--	--	--
Under Contract	209	164	- 21.5%	1,547	1,244	- 19.6%
New Listings	199	176	- 11.6%	1,610	1,425	- 11.5%
Sold Listings	199	138	- 30.7%	1,456	1,225	- 15.9%
Days on Market Until Sale	11	14	+ 27.3%	14	12	- 14.3%
Median Sales Price*	\$360,000	\$398,475	+ 10.7%	\$339,706	\$401,000	+ 18.0%
Average Sales Price*	\$363,840	\$400,284	+ 10.0%	\$341,159	\$405,671	+ 18.9%
Percent of List Price Received*	103.1%	100.1%	- 2.9%	103.2%	104.0%	+ 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

