

# Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

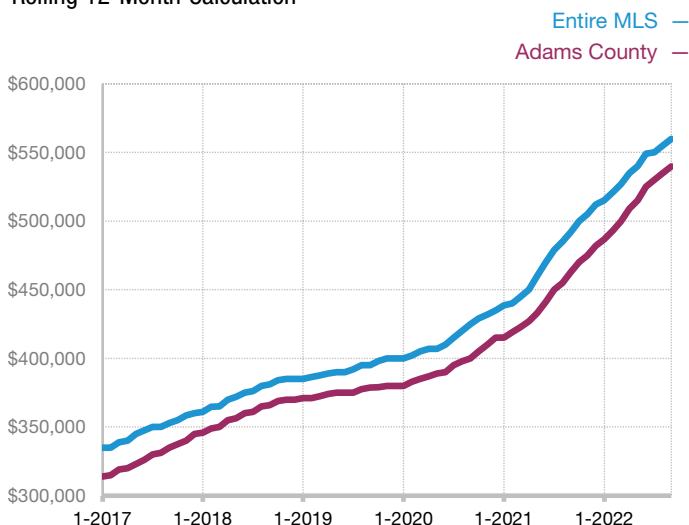
Single Family	September			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Inventory of Active Listings	620	1,043	+ 68.2%	--	--	--
Under Contract	661	499	- 24.5%	5,876	5,011	- 14.7%
New Listings	768	649	- 15.5%	6,393	6,427	+ 0.5%
Sold Listings	648	525	- 19.0%	5,650	4,831	- 14.5%
Days on Market Until Sale	12	27	+ 125.0%	11	15	+ 36.4%
Median Sales Price*	\$495,000	\$530,000	+ 7.1%	\$475,000	\$550,000	+ 15.8%
Average Sales Price*	\$527,610	\$570,465	+ 8.1%	\$505,964	\$582,851	+ 15.2%
Percent of List Price Received*	102.4%	99.0%	- 3.3%	104.0%	102.9%	- 1.1%

\* 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Inventory of Active Listings	157	234	+ 49.0%	--	--	--
Under Contract	176	118	- 33.0%	1,722	1,345	- 21.9%
New Listings	216	170	- 21.3%	1,826	1,595	- 12.7%
Sold Listings	197	143	- 27.4%	1,653	1,370	- 17.1%
Days on Market Until Sale	13	20	+ 53.8%	14	13	- 7.1%
Median Sales Price*	\$355,303	\$393,000	+ 10.6%	\$340,000	\$400,000	+ 17.6%
Average Sales Price*	\$353,050	\$398,805	+ 13.0%	\$342,568	\$404,807	+ 18.2%
Percent of List Price Received*	102.2%	99.4%	- 2.7%	103.1%	103.5%	+ 0.4%

\* 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

