

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

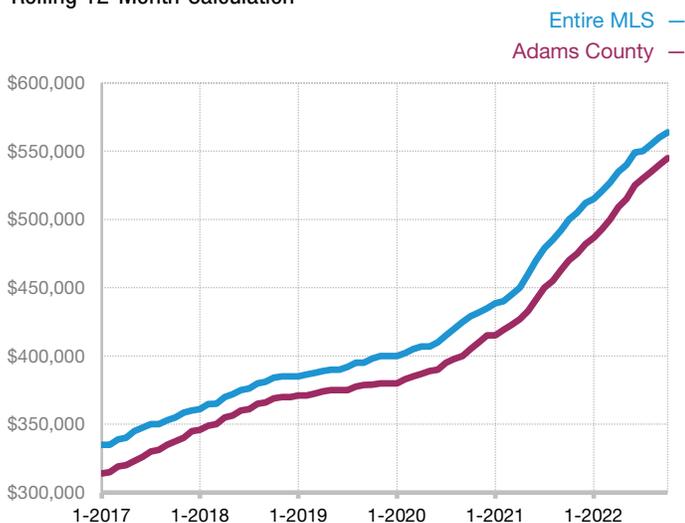
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 550 | 983 | + 78.7% | -- | -- | -- |
| Under Contract | 699 | 421 | - 39.8% | 6,575 | 5,378 | - 18.2% |
| New Listings | 671 | 465 | - 30.7% | 7,064 | 6,891 | - 2.4% |
| Sold Listings | 689 | 456 | - 33.8% | 6,340 | 5,296 | - 16.5% |
| Days on Market Until Sale | 12 | 32 | + 166.7% | 11 | 17 | + 54.5% |
| Median Sales Price* | \$495,100 | \$550,000 | + 11.1% | \$479,000 | \$550,000 | + 14.8% |
| Average Sales Price* | \$530,682 | \$583,333 | + 9.9% | \$508,646 | \$582,782 | + 14.6% |
| Percent of List Price Received* | 101.8% | 98.7% | - 3.0% | 103.8% | 102.5% | - 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.

| Townhouse/Condo | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2021 | 2022 | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 141 | 202 | + 43.3% | -- | -- | -- |
| Under Contract | 194 | 133 | - 31.4% | 1,916 | 1,458 | - 23.9% |
| New Listings | 183 | 112 | - 38.8% | 2,009 | 1,707 | - 15.0% |
| Sold Listings | 192 | 120 | - 37.5% | 1,845 | 1,491 | - 19.2% |
| Days on Market Until Sale | 12 | 23 | + 91.7% | 13 | 14 | + 7.7% |
| Median Sales Price* | \$360,000 | \$395,000 | + 9.7% | \$342,000 | \$400,000 | + 17.0% |
| Average Sales Price* | \$356,548 | \$399,897 | + 12.2% | \$344,030 | \$404,390 | + 17.5% |
| Percent of List Price Received* | 101.9% | 99.6% | - 2.3% | 103.0% | 103.2% | + 0.2% |

* 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

