

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

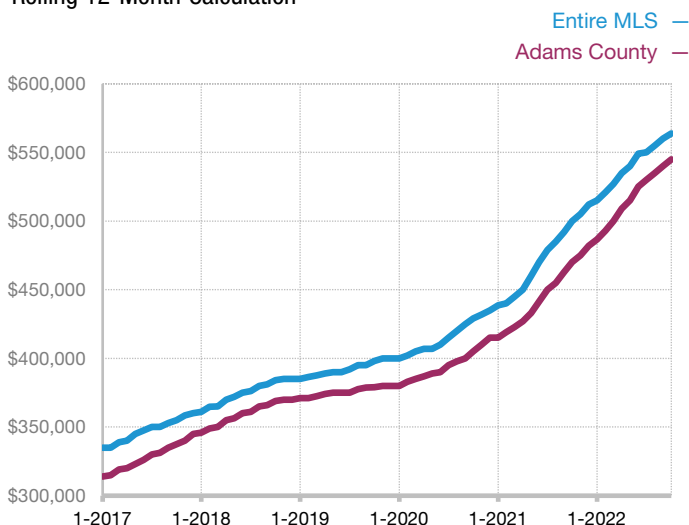
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	550	983	+ 78.7%	--	--	--
Under Contract	699	421	- 39.8%	6,575	5,378	- 18.2%
New Listings	671	465	- 30.7%	7,064	6,891	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
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%

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



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

