

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

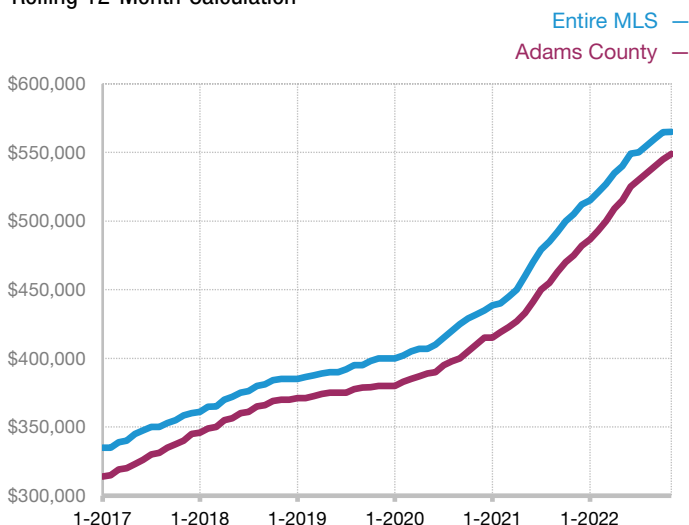
Single Family	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	414	837	+ 102.2%	--	--	--
Under Contract	579	416	- 28.2%	7,154	5,737	- 19.8%
New Listings	494	388	- 21.5%	7,558	7,276	- 3.7%
Sold Listings	637	373	- 41.4%	6,977	5,673	- 18.7%
Days on Market Until Sale	13	38	+ 192.3%	11	18	+ 63.6%
Median Sales Price*	\$500,000	\$525,000	+ 5.0%	\$480,000	\$550,000	+ 14.6%
Average Sales Price*	\$539,336	\$547,136	+ 1.4%	\$511,449	\$580,653	+ 13.5%
Percent of List Price Received*	101.8%	97.9%	- 3.8%	103.6%	102.2%	- 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	134	195	+ 45.5%	--	--	--
Under Contract	147	100	- 32.0%	2,062	1,548	- 24.9%
New Listings	150	113	- 24.7%	2,159	1,823	- 15.6%
Sold Listings	179	120	- 33.0%	2,024	1,613	- 20.3%
Days on Market Until Sale	16	33	+ 106.3%	14	15	+ 7.1%
Median Sales Price*	\$358,000	\$390,000	+ 8.9%	\$345,000	\$400,000	+ 15.9%
Average Sales Price*	\$359,965	\$396,033	+ 10.0%	\$345,433	\$403,659	+ 16.9%
Percent of List Price Received*	101.2%	99.5%	- 1.7%	102.8%	102.9%	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

