

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

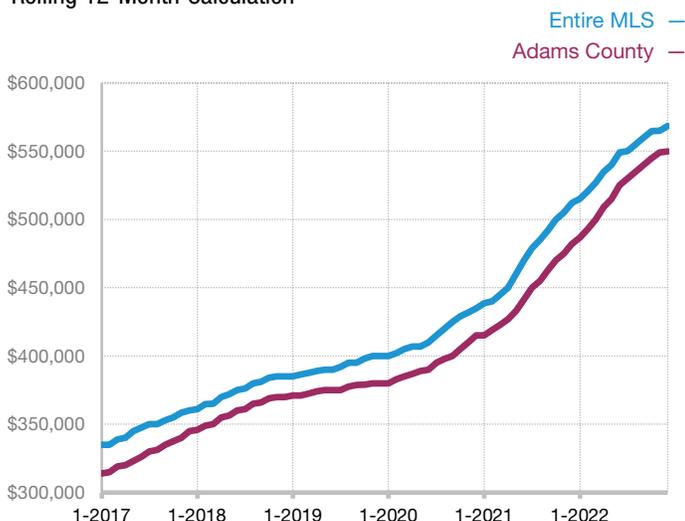
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	329	707	+ 114.9%	--	--	--
Under Contract	388	315	- 18.8%	7,542	6,004	- 20.4%
New Listings	351	269	- 23.4%	7,909	7,543	- 4.6%
Sold Listings	614	402	- 34.5%	7,591	6,074	- 20.0%
Days on Market Until Sale	16	48	+ 200.0%	12	20	+ 66.7%
Median Sales Price*	\$505,450	\$513,450	+ 1.6%	\$482,000	\$550,000	+ 14.1%
Average Sales Price*	\$532,714	\$540,684	+ 1.5%	\$513,171	\$578,031	+ 12.6%
Percent of List Price Received*	101.8%	98.8%	- 2.9%	103.5%	102.0%	- 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	108	164	+ 51.9%	--	--	--
Under Contract	118	81	- 31.4%	2,180	1,618	- 25.8%
New Listings	106	59	- 44.3%	2,265	1,882	- 16.9%
Sold Listings	167	98	- 41.3%	2,191	1,714	- 21.8%
Days on Market Until Sale	14	38	+ 171.4%	14	17	+ 21.4%
Median Sales Price*	\$375,000	\$411,616	+ 9.8%	\$346,000	\$400,000	+ 15.6%
Average Sales Price*	\$376,558	\$402,502	+ 6.9%	\$347,811	\$403,559	+ 16.0%
Percent of List Price Received*	101.9%	99.3%	- 2.6%	102.7%	102.7%	0.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

