

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

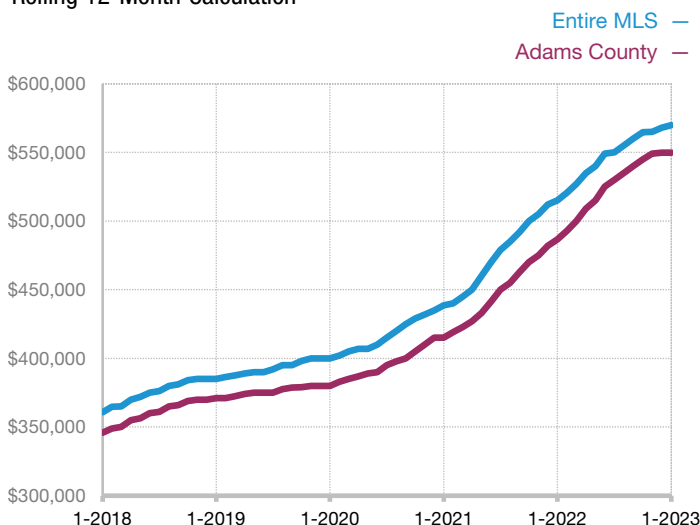
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	264	634	+ 140.2%	--	--	--
Under Contract	408	433	+ 6.1%	408	433	+ 6.1%
New Listings	370	386	+ 4.3%	370	386	+ 4.3%
Sold Listings	389	282	- 27.5%	389	282	- 27.5%
Days on Market Until Sale	20	46	+ 130.0%	20	46	+ 130.0%
Median Sales Price*	\$530,000	\$505,000	- 4.7%	\$530,000	\$505,000	- 4.7%
Average Sales Price*	\$542,348	\$531,653	- 2.0%	\$542,348	\$531,653	- 2.0%
Percent of List Price Received*	101.7%	98.3%	- 3.3%	101.7%	98.3%	- 3.3%

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	68	137	+ 101.5%	--	--	--
Under Contract	143	119	- 16.8%	143	119	- 16.8%
New Listings	113	101	- 10.6%	113	101	- 10.6%
Sold Listings	108	74	- 31.5%	108	74	- 31.5%
Days on Market Until Sale	11	34	+ 209.1%	11	34	+ 209.1%
Median Sales Price*	\$387,500	\$365,000	- 5.8%	\$387,500	\$365,000	- 5.8%
Average Sales Price*	\$379,338	\$370,179	- 2.4%	\$379,338	\$370,179	- 2.4%
Percent of List Price Received*	103.1%	99.5%	- 3.5%	103.1%	99.5%	- 3.5%

* 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

