

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

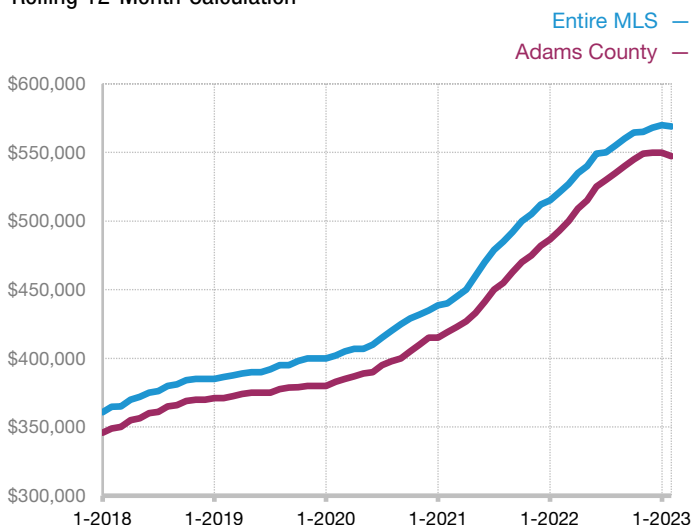
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	279	553	+ 98.2%	--	--	--
Under Contract	468	544	+ 16.2%	876	946	+ 8.0%
New Listings	507	478	- 5.7%	877	863	- 1.6%
Sold Listings	391	368	- 5.9%	780	651	- 16.5%
Days on Market Until Sale	14	52	+ 271.4%	17	49	+ 188.2%
Median Sales Price*	\$545,000	\$524,450	- 3.8%	\$538,950	\$515,000	- 4.4%
Average Sales Price*	\$566,258	\$538,894	- 4.8%	\$554,333	\$535,835	- 3.3%
Percent of List Price Received*	104.3%	98.8%	- 5.3%	103.0%	98.6%	- 4.3%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	66	124	+ 87.9%	--	--	--
Under Contract	125	129	+ 3.2%	268	241	- 10.1%
New Listings	129	111	- 14.0%	242	212	- 12.4%
Sold Listings	127	109	- 14.2%	235	183	- 22.1%
Days on Market Until Sale	12	47	+ 291.7%	12	42	+ 250.0%
Median Sales Price*	\$400,000	\$385,000	- 3.8%	\$394,000	\$375,000	- 4.8%
Average Sales Price*	\$390,197	\$390,223	+ 0.0%	\$385,206	\$382,118	- 0.8%
Percent of List Price Received*	104.5%	99.2%	- 5.1%	103.9%	99.3%	- 4.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

