

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

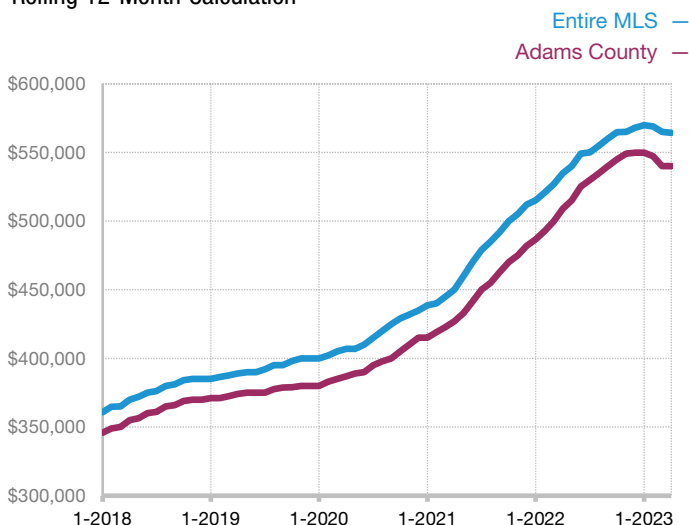
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	535	599	+ 12.0%	--	--	--
Under Contract	674	621	- 7.9%	2,201	2,027	- 7.9%
New Listings	825	602	- 27.0%	2,504	2,076	- 17.1%
Sold Listings	605	494	- 18.3%	1,938	1,672	- 13.7%
Days on Market Until Sale	9	37	+ 311.1%	13	43	+ 230.8%
Median Sales Price*	\$563,000	\$539,950	- 4.1%	\$550,500	\$520,000	- 5.5%
Average Sales Price*	\$590,298	\$578,196	- 2.1%	\$578,429	\$550,557	- 4.8%
Percent of List Price Received*	106.1%	100.0%	- 5.7%	104.8%	99.3%	- 5.2%

\* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	105	142	+ 35.2%	--	--	--
Under Contract	191	132	- 30.9%	608	527	- 13.3%
New Listings	210	151	- 28.1%	635	538	- 15.3%
Sold Listings	151	152	+ 0.7%	531	470	- 11.5%
Days on Market Until Sale	9	23	+ 155.6%	12	35	+ 191.7%
Median Sales Price*	\$425,150	\$400,000	- 5.9%	\$400,000	\$389,500	- 2.6%
Average Sales Price*	\$422,943	\$403,299	- 4.6%	\$397,811	\$389,685	- 2.0%
Percent of List Price Received*	107.7%	100.2%	- 7.0%	105.3%	99.8%	- 5.2%

\* 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

