

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

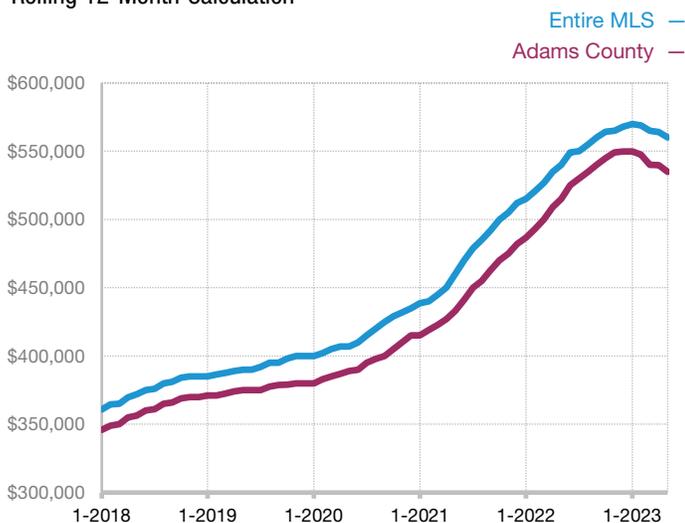
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	674	<b>678</b>	+ 0.6%	--	--	--
Under Contract	669	<b>588</b>	- 12.1%	2,870	<b>2,550</b>	- 11.1%
New Listings	841	<b>658</b>	- 21.8%	3,345	<b>2,731</b>	- 18.4%
Sold Listings	722	<b>538</b>	- 25.5%	2,660	<b>2,229</b>	- 16.2%
Days on Market Until Sale	9	<b>26</b>	+ 188.9%	12	<b>39</b>	+ 225.0%
Median Sales Price*	\$570,000	<b>\$534,950</b>	- 6.1%	\$557,700	<b>\$525,000</b>	- 5.9%
Average Sales Price*	\$594,289	<b>\$564,609</b>	- 5.0%	\$582,734	<b>\$554,165</b>	- 4.9%
Percent of List Price Received*	104.8%	<b>100.5%</b>	- 4.1%	104.8%	<b>99.6%</b>	- 5.0%

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

Townhouse/Condo	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	107	<b>151</b>	+ 41.1%	--	--	--
Under Contract	176	<b>147</b>	- 16.5%	784	<b>666</b>	- 15.1%
New Listings	188	<b>168</b>	- 10.6%	823	<b>708</b>	- 14.0%
Sold Listings	213	<b>138</b>	- 35.2%	744	<b>616</b>	- 17.2%
Days on Market Until Sale	13	<b>26</b>	+ 100.0%	12	<b>33</b>	+ 175.0%
Median Sales Price*	\$421,700	<b>\$412,000</b>	- 2.3%	\$405,000	<b>\$397,000</b>	- 2.0%
Average Sales Price*	\$421,429	<b>\$409,702</b>	- 2.8%	\$404,573	<b>\$394,590</b>	- 2.5%
Percent of List Price Received*	105.6%	<b>100.5%</b>	- 4.8%	105.4%	<b>100.0%</b>	- 5.1%

\* 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

