

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

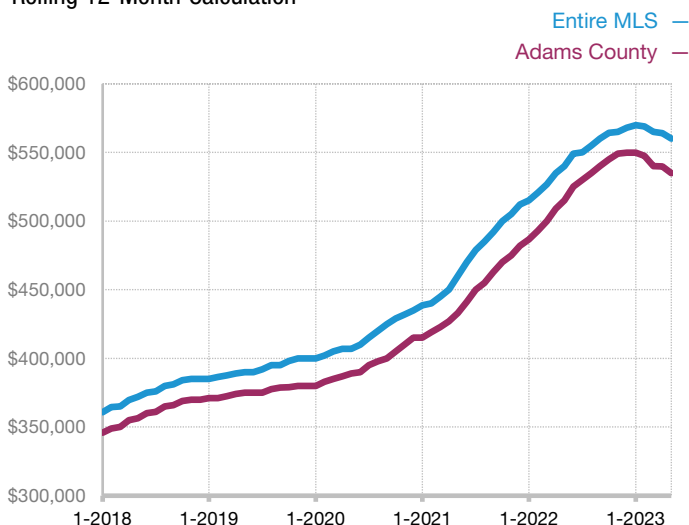
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	674	678	+ 0.6%	--	--	--
Under Contract	669	588	- 12.1%	2,870	2,550	- 11.1%
New Listings	841	658	- 21.8%	3,345	2,731	- 18.4%
Sold Listings	722	538	- 25.5%	2,660	2,229	- 16.2%
Days on Market Until Sale	9	26	+ 188.9%	12	39	+ 225.0%
Median Sales Price*	\$570,000	\$534,950	- 6.1%	\$557,700	\$525,000	- 5.9%
Average Sales Price*	\$594,289	\$564,609	- 5.0%	\$582,734	\$554,165	- 4.9%
Percent of List Price Received*	104.8%	100.5%	- 4.1%	104.8%	99.6%	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	107	151	+ 41.1%	--	--	--
Under Contract	176	147	- 16.5%	784	666	- 15.1%
New Listings	188	168	- 10.6%	823	708	- 14.0%
Sold Listings	213	138	- 35.2%	744	616	- 17.2%
Days on Market Until Sale	13	26	+ 100.0%	12	33	+ 175.0%
Median Sales Price*	\$421,700	\$412,000	- 2.3%	\$405,000	\$397,000	- 2.0%
Average Sales Price*	\$421,429	\$409,702	- 2.8%	\$404,573	\$394,590	- 2.5%
Percent of List Price Received*	105.6%	100.5%	- 4.8%	105.4%	100.0%	- 5.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

