

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

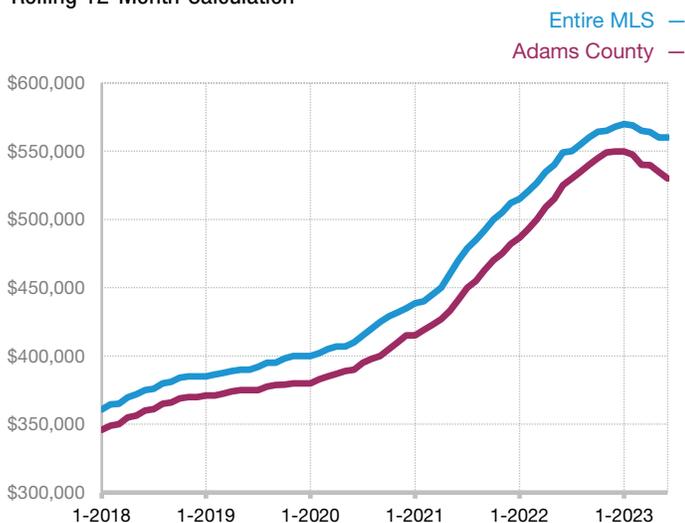
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,013	832	- 17.9%	--	--	--
Under Contract	542	553	+ 2.0%	3,411	3,046	- 10.7%
New Listings	918	715	- 22.1%	4,263	3,443	- 19.2%
Sold Listings	604	567	- 6.1%	3,264	2,806	- 14.0%
Days on Market Until Sale	13	28	+ 115.4%	12	36	+ 200.0%
Median Sales Price*	\$570,000	\$550,000	- 3.5%	\$560,000	\$527,500	- 5.8%
Average Sales Price*	\$603,857	\$577,712	- 4.3%	\$586,643	\$558,898	- 4.7%
Percent of List Price Received*	102.8%	100.3%	- 2.4%	104.4%	99.7%	- 4.5%

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

Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	149	160	+ 7.4%	--	--	--
Under Contract	155	132	- 14.8%	939	784	- 16.5%
New Listings	205	145	- 29.3%	1,028	855	- 16.8%
Sold Listings	184	127	- 31.0%	928	745	- 19.7%
Days on Market Until Sale	11	28	+ 154.5%	12	32	+ 166.7%
Median Sales Price*	\$415,000	\$415,000	0.0%	\$406,000	\$400,000	- 1.5%
Average Sales Price*	\$422,000	\$403,704	- 4.3%	\$408,028	\$396,057	- 2.9%
Percent of List Price Received*	103.6%	99.8%	- 3.7%	105.1%	100.0%	- 4.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

