

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

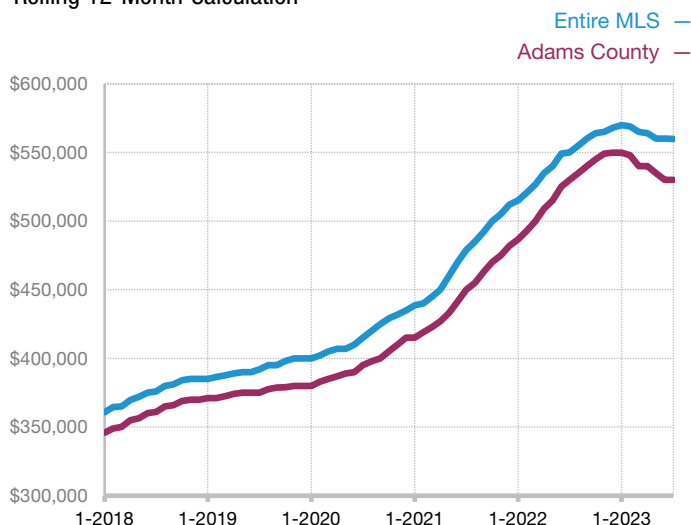
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,254	883	- 29.6%	--	--	--
Under Contract	498	537	+ 7.8%	3,909	3,548	- 9.2%
New Listings	829	646	- 22.1%	5,092	4,087	- 19.7%
Sold Listings	518	460	- 11.2%	3,782	3,264	- 13.7%
Days on Market Until Sale	16	27	+ 68.8%	13	35	+ 169.2%
Median Sales Price*	\$541,500	\$537,495	- 0.7%	\$556,900	\$530,000	- 4.8%
Average Sales Price*	\$585,318	\$566,922	- 3.1%	\$586,461	\$560,018	- 4.5%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	103.9%	99.8%	- 3.9%

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	238	155	- 34.9%	--	--	--
Under Contract	124	136	+ 9.7%	1,063	917	- 13.7%
New Listings	222	144	- 35.1%	1,250	1,000	- 20.0%
Sold Listings	158	113	- 28.5%	1,086	863	- 20.5%
Days on Market Until Sale	13	25	+ 92.3%	12	31	+ 158.3%
Median Sales Price*	\$390,500	\$391,000	+ 0.1%	\$402,250	\$400,000	- 0.6%
Average Sales Price*	\$396,726	\$400,636	+ 1.0%	\$406,384	\$396,686	- 2.4%
Percent of List Price Received*	101.1%	100.0%	- 1.1%	104.5%	100.0%	- 4.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

