

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

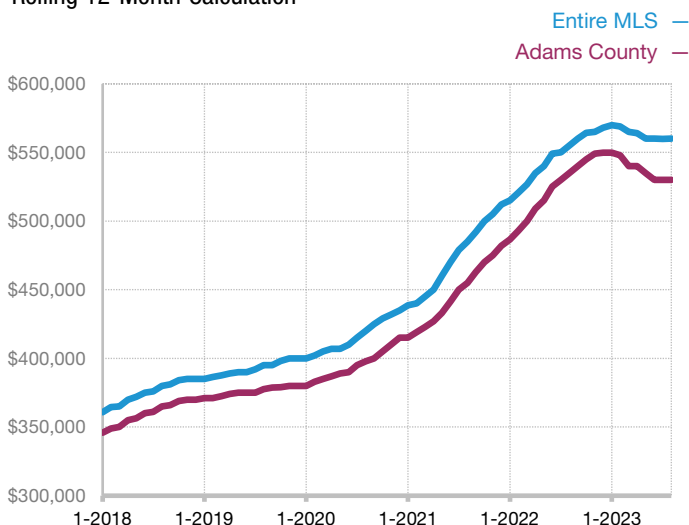
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,267	926	- 26.9%	--	--	--
Under Contract	557	514	- 7.7%	4,466	3,998	- 10.5%
New Listings	689	605	- 12.2%	5,781	4,690	- 18.9%
Sold Listings	527	476	- 9.7%	4,309	3,744	- 13.1%
Days on Market Until Sale	22	33	+ 50.0%	14	35	+ 150.0%
Median Sales Price*	\$535,500	\$545,000	+ 1.8%	\$555,000	\$532,000	- 4.1%
Average Sales Price*	\$571,169	\$585,928	+ 2.6%	\$584,591	\$563,381	- 3.6%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	103.3%	99.7%	- 3.5%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	246	175	- 28.9%	--	--	--
Under Contract	150	118	- 21.3%	1,213	1,026	- 15.4%
New Listings	180	150	- 16.7%	1,430	1,152	- 19.4%
Sold Listings	141	129	- 8.5%	1,227	994	- 19.0%
Days on Market Until Sale	14	26	+ 85.7%	12	30	+ 150.0%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$401,000	\$399,975	- 0.3%
Average Sales Price*	\$397,626	\$407,888	+ 2.6%	\$405,377	\$398,195	- 1.8%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	104.0%	100.0%	- 3.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

