

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

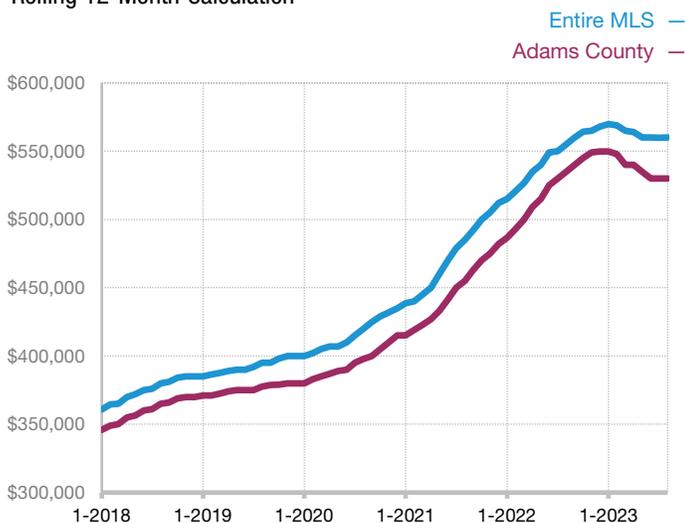
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,267	<b>926</b>	- 26.9%	--	--	--
Under Contract	557	<b>514</b>	- 7.7%	4,466	<b>3,998</b>	- 10.5%
New Listings	689	<b>605</b>	- 12.2%	5,781	<b>4,690</b>	- 18.9%
Sold Listings	527	<b>476</b>	- 9.7%	4,309	<b>3,744</b>	- 13.1%
Days on Market Until Sale	22	<b>33</b>	+ 50.0%	14	<b>35</b>	+ 150.0%
Median Sales Price*	\$535,500	<b>\$545,000</b>	+ 1.8%	\$555,000	<b>\$532,000</b>	- 4.1%
Average Sales Price*	\$571,169	<b>\$585,928</b>	+ 2.6%	\$584,591	<b>\$563,381</b>	- 3.6%
Percent of List Price Received*	99.1%	<b>99.4%</b>	+ 0.3%	103.3%	<b>99.7%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	246	<b>175</b>	- 28.9%	--	--	--
Under Contract	150	<b>118</b>	- 21.3%	1,213	<b>1,026</b>	- 15.4%
New Listings	180	<b>150</b>	- 16.7%	1,430	<b>1,152</b>	- 19.4%
Sold Listings	141	<b>129</b>	- 8.5%	1,227	<b>994</b>	- 19.0%
Days on Market Until Sale	14	<b>26</b>	+ 85.7%	12	<b>30</b>	+ 150.0%
Median Sales Price*	\$395,000	<b>\$395,000</b>	0.0%	\$401,000	<b>\$399,975</b>	- 0.3%
Average Sales Price*	\$397,626	<b>\$407,888</b>	+ 2.6%	\$405,377	<b>\$398,195</b>	- 1.8%
Percent of List Price Received*	100.1%	<b>99.9%</b>	- 0.2%	104.0%	<b>100.0%</b>	- 3.8%

\* 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

