

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

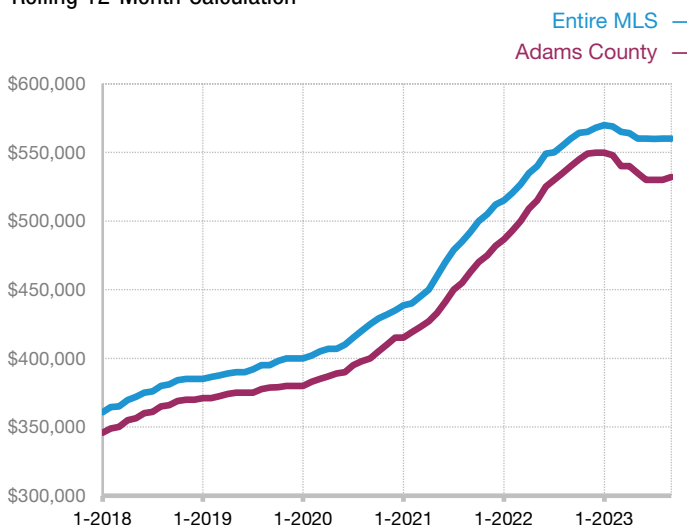
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,350	1,014	- 24.9%	--	--	--
Under Contract	457	429	- 6.1%	4,923	4,358	- 11.5%
New Listings	647	565	- 12.7%	6,428	5,248	- 18.4%
Sold Listings	534	427	- 20.0%	4,843	4,172	- 13.9%
Days on Market Until Sale	27	35	+ 29.6%	15	35	+ 133.3%
Median Sales Price*	\$530,000	\$544,950	+ 2.8%	\$550,000	\$533,000	- 3.1%
Average Sales Price*	\$569,066	\$580,479	+ 2.0%	\$582,879	\$565,035	- 3.1%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	102.8%	99.7%	- 3.0%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	297	181	- 39.1%	--	--	--
Under Contract	102	104	+ 2.0%	1,315	1,120	- 14.8%
New Listings	170	124	- 27.1%	1,600	1,277	- 20.2%
Sold Listings	146	101	- 30.8%	1,373	1,096	- 20.2%
Days on Market Until Sale	20	52	+ 160.0%	13	32	+ 146.2%
Median Sales Price*	\$394,000	\$410,000	+ 4.1%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$399,513	\$403,862	+ 1.1%	\$404,754	\$398,629	- 1.5%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	103.5%	99.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

