

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

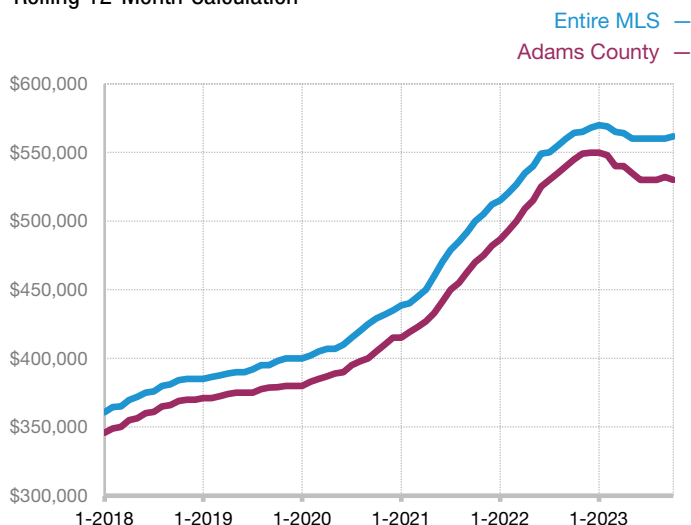
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,304	982	- 24.7%	--	--	--
Under Contract	368	469	+ 27.4%	5,290	4,767	- 9.9%
New Listings	463	507	+ 9.5%	6,891	5,756	- 16.5%
Sold Listings	458	384	- 16.2%	5,301	4,555	- 14.1%
Days on Market Until Sale	32	38	+ 18.8%	17	35	+ 105.9%
Median Sales Price*	\$550,000	\$522,000	- 5.1%	\$550,000	\$530,000	- 3.6%
Average Sales Price*	\$584,043	\$554,530	- 5.1%	\$582,980	\$564,138	- 3.2%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	102.5%	99.6%	- 2.8%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	271	171	- 36.9%	--	--	--
Under Contract	124	98	- 21.0%	1,440	1,207	- 16.2%
New Listings	113	98	- 13.3%	1,713	1,374	- 19.8%
Sold Listings	121	97	- 19.8%	1,495	1,195	- 20.1%
Days on Market Until Sale	23	47	+ 104.3%	14	33	+ 135.7%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$399,600	\$409,462	+ 2.5%	\$404,425	\$399,335	- 1.3%
Percent of List Price Received*	99.5%	99.5%	0.0%	103.2%	99.9%	- 3.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

