

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

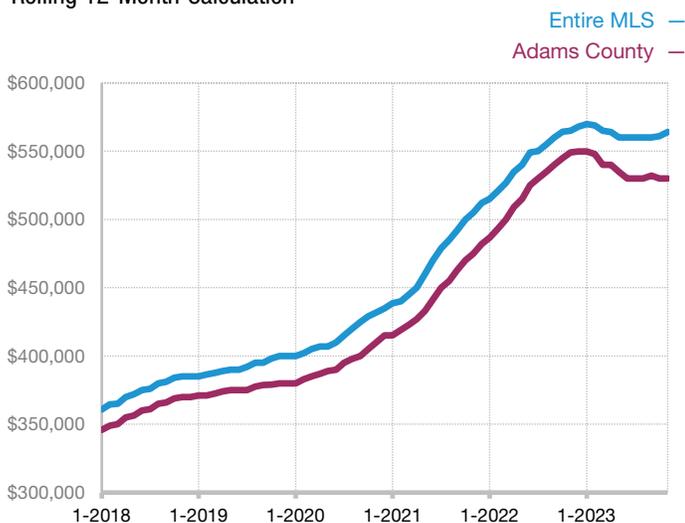
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,164	<b>909</b>	- 21.9%	--	--	--
Under Contract	380	<b>392</b>	+ 3.2%	5,669	<b>5,107</b>	- 9.9%
New Listings	383	<b>384</b>	+ 0.3%	7,274	<b>6,134</b>	- 15.7%
Sold Listings	373	<b>411</b>	+ 10.2%	5,673	<b>4,973</b>	- 12.3%
Days on Market Until Sale	38	<b>43</b>	+ 13.2%	18	<b>36</b>	+ 100.0%
Median Sales Price*	\$525,000	<b>\$525,000</b>	0.0%	\$550,000	<b>\$530,000</b>	- 3.6%
Average Sales Price*	\$547,533	<b>\$556,965</b>	+ 1.7%	\$580,653	<b>\$563,754</b>	- 2.9%
Percent of List Price Received*	97.9%	<b>98.8%</b>	+ 0.9%	102.2%	<b>99.6%</b>	- 2.5%

\* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	273	<b>158</b>	- 42.1%	--	--	--
Under Contract	90	<b>83</b>	- 7.8%	1,529	<b>1,276</b>	- 16.5%
New Listings	115	<b>79</b>	- 31.3%	1,828	<b>1,455</b>	- 20.4%
Sold Listings	123	<b>82</b>	- 33.3%	1,617	<b>1,279</b>	- 20.9%
Days on Market Until Sale	32	<b>43</b>	+ 34.4%	15	<b>34</b>	+ 126.7%
Median Sales Price*	\$390,000	<b>\$399,950</b>	+ 2.6%	\$400,000	<b>\$400,000</b>	0.0%
Average Sales Price*	\$395,698	<b>\$380,124</b>	- 3.9%	\$403,683	<b>\$398,074</b>	- 1.4%
Percent of List Price Received*	99.3%	<b>99.4%</b>	+ 0.1%	102.9%	<b>99.9%</b>	- 2.9%

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

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



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

