

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

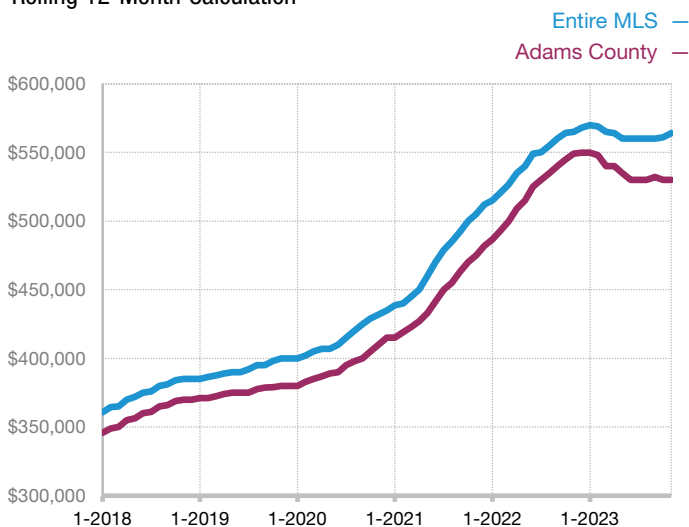
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1,164	909	- 21.9%	--	--	--
Under Contract	380	392	+ 3.2%	5,669	5,107	- 9.9%
New Listings	383	384	+ 0.3%	7,274	6,134	- 15.7%
Sold Listings	373	411	+ 10.2%	5,673	4,973	- 12.3%
Days on Market Until Sale	38	43	+ 13.2%	18	36	+ 100.0%
Median Sales Price*	\$525,000	\$525,000	0.0%	\$550,000	\$530,000	- 3.6%
Average Sales Price*	\$547,533	\$556,965	+ 1.7%	\$580,653	\$563,754	- 2.9%
Percent of List Price Received*	97.9%	98.8%	+ 0.9%	102.2%	99.6%	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	273	158	- 42.1%	--	--	--
Under Contract	90	83	- 7.8%	1,529	1,276	- 16.5%
New Listings	115	79	- 31.3%	1,828	1,455	- 20.4%
Sold Listings	123	82	- 33.3%	1,617	1,279	- 20.9%
Days on Market Until Sale	32	43	+ 34.4%	15	34	+ 126.7%
Median Sales Price*	\$390,000	\$399,950	+ 2.6%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$395,698	\$380,124	- 3.9%	\$403,683	\$398,074	- 1.4%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	102.9%	99.9%	- 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

