

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

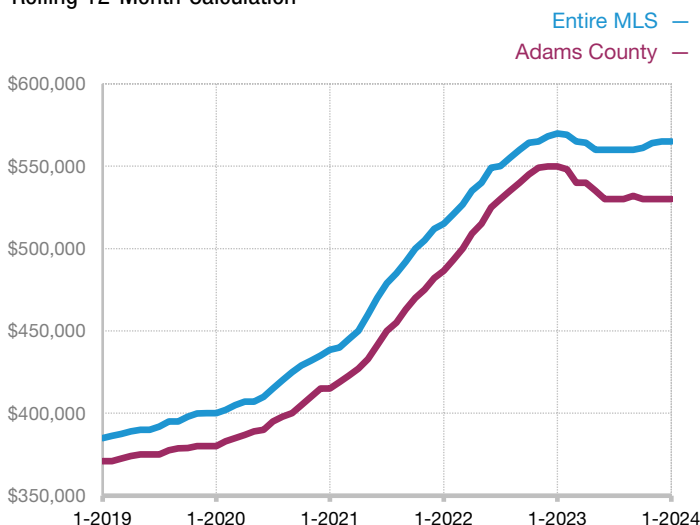
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	870	715	- 17.8%	--	--	--
Under Contract	400	512	+ 28.0%	400	512	+ 28.0%
New Listings	386	455	+ 17.9%	386	455	+ 17.9%
Sold Listings	282	269	- 4.6%	282	269	- 4.6%
Days on Market Until Sale	47	50	+ 6.4%	47	50	+ 6.4%
Median Sales Price*	\$505,000	\$520,000	+ 3.0%	\$505,000	\$520,000	+ 3.0%
Average Sales Price*	\$533,312	\$546,057	+ 2.4%	\$533,312	\$546,057	+ 2.4%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	98.3%	98.9%	+ 0.6%

\* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	201	121	- 39.8%	--	--	--
Under Contract	107	85	- 20.6%	107	85	- 20.6%
New Listings	101	81	- 19.8%	101	81	- 19.8%
Sold Listings	76	64	- 15.8%	76	64	- 15.8%
Days on Market Until Sale	34	50	+ 47.1%	34	50	+ 47.1%
Median Sales Price*	\$365,000	\$365,000	0.0%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$371,096	\$349,463	- 5.8%	\$371,096	\$349,463	- 5.8%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.5%	98.9%	- 0.6%

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



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

