

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

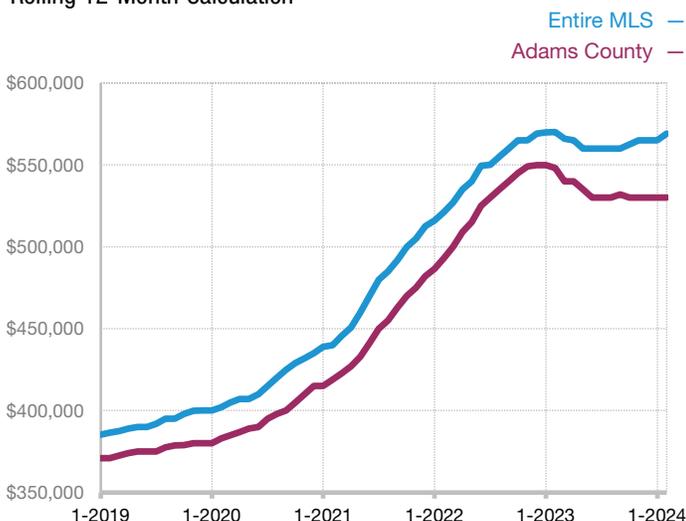
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	786	777	- 1.1%	--	--	--
Under Contract	487	456	- 6.4%	887	933	+ 5.2%
New Listings	477	510	+ 6.9%	863	964	+ 11.7%
Sold Listings	373	421	+ 12.9%	655	694	+ 6.0%
Days on Market Until Sale	52	53	+ 1.9%	50	52	+ 4.0%
Median Sales Price*	\$524,900	\$525,000	+ 0.0%	\$515,000	\$522,500	+ 1.5%
Average Sales Price*	\$539,060	\$558,777	+ 3.7%	\$536,585	\$552,952	+ 3.1%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.6%	99.1%	+ 0.5%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	180	142	- 21.1%	--	--	--
Under Contract	119	86	- 27.7%	226	164	- 27.4%
New Listings	112	120	+ 7.1%	213	201	- 5.6%
Sold Listings	110	66	- 40.0%	186	129	- 30.6%
Days on Market Until Sale	47	33	- 29.8%	42	42	0.0%
Median Sales Price*	\$386,000	\$398,000	+ 3.1%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$390,403	\$396,823	+ 1.6%	\$382,514	\$374,324	- 2.1%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.3%	99.2%	- 0.1%

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



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

