

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

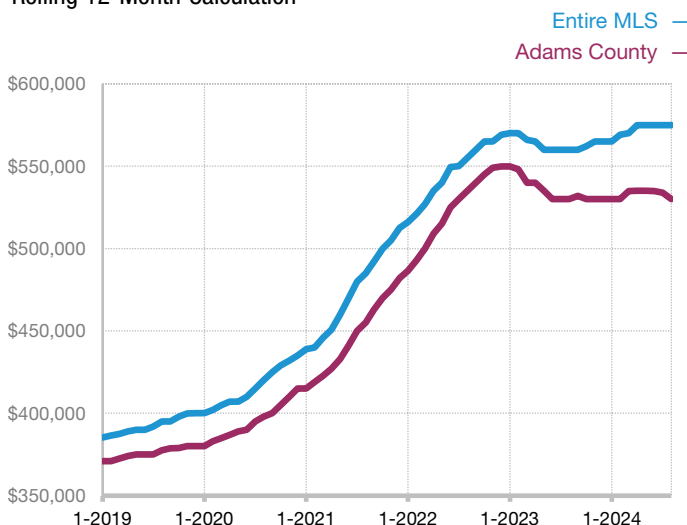
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,168	1,226	+ 5.0%	--	--	--
Under Contract	443	497	+ 12.2%	3,904	3,952	+ 1.2%
New Listings	597	546	- 8.5%	4,679	4,983	+ 6.5%
Sold Listings	476	473	- 0.6%	3,746	3,727	- 0.5%
Days on Market Until Sale	33	38	+ 15.2%	35	40	+ 14.3%
Median Sales Price*	\$545,000	\$522,990	- 4.0%	\$532,000	\$534,285	+ 0.4%
Average Sales Price*	\$585,637	\$554,015	- 5.4%	\$563,320	\$566,612	+ 0.6%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.7%	99.6%	- 0.1%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	232	274	+ 18.1%	--	--	--
Under Contract	107	109	+ 1.9%	1,011	777	- 23.1%
New Listings	151	147	- 2.6%	1,155	1,076	- 6.8%
Sold Listings	131	91	- 30.5%	996	725	- 27.2%
Days on Market Until Sale	26	26	0.0%	30	31	+ 3.3%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$399,975	\$389,000	- 2.7%
Average Sales Price*	\$407,023	\$384,807	- 5.5%	\$398,100	\$385,161	- 3.3%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	100.0%	99.5%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

