

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

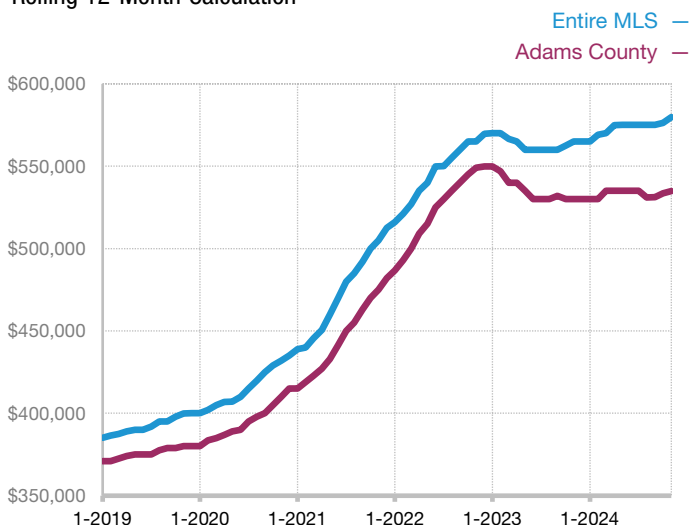
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	1,147	1,178	+ 2.7%	--	--	--
Under Contract	351	474	+ 35.0%	5,048	5,464	+ 8.2%
New Listings	381	454	+ 19.2%	6,129	6,936	+ 13.2%
Sold Listings	411	456	+ 10.9%	4,981	5,247	+ 5.3%
Days on Market Until Sale	43	47	+ 9.3%	36	42	+ 16.7%
Median Sales Price*	\$525,000	\$535,000	+ 1.9%	\$530,000	\$535,000	+ 0.9%
Average Sales Price*	\$556,977	\$567,756	+ 1.9%	\$563,857	\$567,811	+ 0.7%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	99.6%	99.5%	- 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	218	263	+ 20.6%	--	--	--
Under Contract	74	78	+ 5.4%	1,266	1,048	- 17.2%
New Listings	77	74	- 3.9%	1,455	1,487	+ 2.2%
Sold Listings	84	98	+ 16.7%	1,282	1,027	- 19.9%
Days on Market Until Sale	43	48	+ 11.6%	34	35	+ 2.9%
Median Sales Price*	\$399,950	\$400,000	+ 0.0%	\$400,000	\$389,900	- 2.5%
Average Sales Price*	\$379,169	\$412,419	+ 8.8%	\$398,016	\$389,630	- 2.1%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	99.9%	99.4%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

