

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

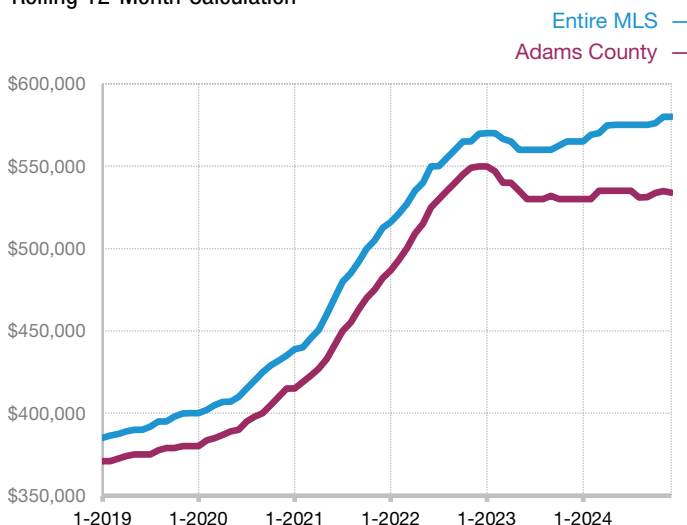
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	983	987	+ 0.4%	--	--	--
Under Contract	308	366	+ 18.8%	5,356	5,782	+ 8.0%
New Listings	282	310	+ 9.9%	6,411	7,247	+ 13.0%
Sold Listings	385	447	+ 16.1%	5,366	5,695	+ 6.1%
Days on Market Until Sale	53	56	+ 5.7%	37	43	+ 16.2%
Median Sales Price*	\$517,500	\$522,000	+ 0.9%	\$530,000	\$534,000	+ 0.8%
Average Sales Price*	\$545,761	\$542,893	- 0.5%	\$562,558	\$565,911	+ 0.6%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.5%	99.4%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	170	211	+ 24.1%	--	--	--
Under Contract	70	63	- 10.0%	1,336	1,107	- 17.1%
New Listings	55	56	+ 1.8%	1,510	1,542	+ 2.1%
Sold Listings	79	72	- 8.9%	1,361	1,099	- 19.3%
Days on Market Until Sale	48	49	+ 2.1%	35	36	+ 2.9%
Median Sales Price*	\$385,000	\$365,000	- 5.2%	\$400,000	\$389,000	- 2.8%
Average Sales Price*	\$376,945	\$379,728	+ 0.7%	\$396,793	\$388,989	- 2.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.8%	99.4%	- 0.4%

* 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

