

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

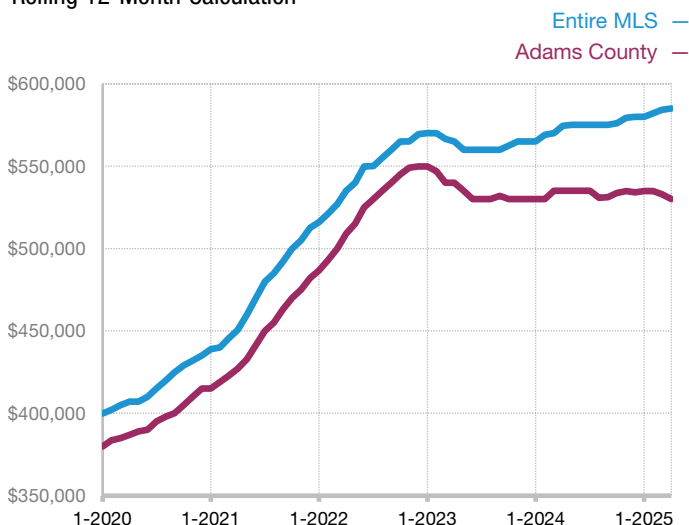
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	1,059	1,338	+ 26.3%	--	--	--
Under Contract	556	599	+ 7.7%	2,027	2,081	+ 2.7%
New Listings	728	798	+ 9.6%	2,391	2,771	+ 15.9%
Sold Listings	522	513	- 1.7%	1,734	1,758	+ 1.4%
Days on Market Until Sale	36	40	+ 11.1%	46	53	+ 15.2%
Median Sales Price*	\$547,000	\$530,000	- 3.1%	\$535,000	\$529,950	- 0.9%
Average Sales Price*	\$586,109	\$561,671	- 4.2%	\$570,333	\$562,535	- 1.4%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.5%	99.5%	0.0%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	208	375	+ 80.3%	--	--	--
Under Contract	101	125	+ 23.8%	391	396	+ 1.3%
New Listings	150	194	+ 29.3%	496	662	+ 33.5%
Sold Listings	118	117	- 0.8%	347	326	- 6.1%
Days on Market Until Sale	35	41	+ 17.1%	36	55	+ 52.8%
Median Sales Price*	\$411,000	\$395,000	- 3.9%	\$390,000	\$384,948	- 1.3%
Average Sales Price*	\$406,749	\$385,275	- 5.3%	\$389,324	\$385,115	- 1.1%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.5%	99.3%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

