

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

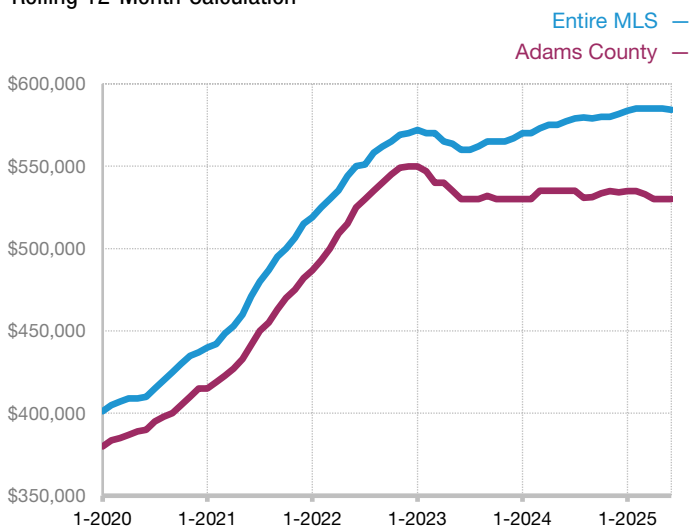
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	1,376	1,652	+ 20.1%	--	--	--
Under Contract	518	555	+ 7.1%	3,079	3,097	+ 0.6%
New Listings	704	759	+ 7.8%	3,926	4,389	+ 11.8%
Sold Listings	553	530	- 4.2%	2,865	2,836	- 1.0%
Days on Market Until Sale	34	40	+ 17.6%	42	48	+ 14.3%
Median Sales Price*	\$540,000	\$525,000	- 2.8%	\$535,000	\$529,848	- 1.0%
Average Sales Price*	\$571,821	\$559,352	- 2.2%	\$569,287	\$561,410	- 1.4%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.6%	99.6%	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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	288	428	+ 48.6%	--	--	--
Under Contract	99	99	0.0%	593	569	- 4.0%
New Listings	156	151	- 3.2%	826	1,005	+ 21.7%
Sold Listings	102	78	- 23.5%	561	520	- 7.3%
Days on Market Until Sale	29	52	+ 79.3%	33	53	+ 60.6%
Median Sales Price*	\$380,000	\$380,575	+ 0.2%	\$387,800	\$385,000	- 0.7%
Average Sales Price*	\$379,141	\$376,639	- 0.7%	\$386,217	\$385,448	- 0.2%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	99.6%	99.2%	- 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

