

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

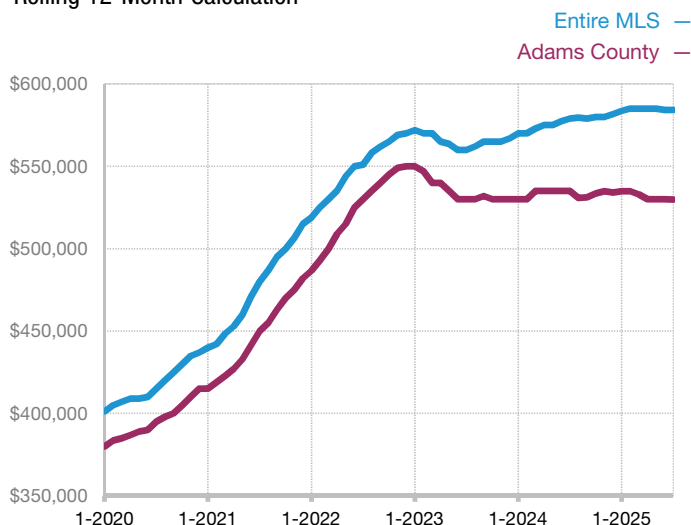
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 07-2024 | Thru 07-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,508     | 1,725     | + 14.4%                           | --           | --           | --                                |
| Under Contract                  | 448       | 494       | + 10.3%                           | 3,527        | 3,538        | + 0.3%                            |
| New Listings                    | 680       | 679       | - 0.1%                            | 4,606        | 5,065        | + 10.0%                           |
| Sold Listings                   | 481       | 483       | + 0.4%                            | 3,346        | 3,323        | - 0.7%                            |
| Days on Market Until Sale       | 33        | 47        | + 42.4%                           | 40           | 48           | + 20.0%                           |
| Median Sales Price*             | \$535,000 | \$524,990 | - 1.9%                            | \$535,000    | \$529,000    | - 1.1%                            |
| Average Sales Price*            | \$576,623 | \$568,723 | - 1.4%                            | \$570,342    | \$562,524    | - 1.4%                            |
| Percent of List Price Received* | 99.4%     | 99.8%     | + 0.4%                            | 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                 | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 07-2024 | Thru 07-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 314       | 414       | + 31.8%                           | --           | --           | --                                |
| Under Contract                  | 99        | 108       | + 9.1%                            | 692          | 665          | - 3.9%                            |
| New Listings                    | 146       | 152       | + 4.1%                            | 972          | 1,156        | + 18.9%                           |
| Sold Listings                   | 101       | 80        | - 20.8%                           | 662          | 601          | - 9.2%                            |
| Days on Market Until Sale       | 28        | 52        | + 85.7%                           | 32           | 53           | + 65.6%                           |
| Median Sales Price*             | \$395,000 | \$392,000 | - 0.8%                            | \$389,000    | \$385,000    | - 1.0%                            |
| Average Sales Price*            | \$382,305 | \$382,743 | + 0.1%                            | \$385,620    | \$384,802    | - 0.2%                            |
| Percent of List Price Received* | 99.3%     | 99.2%     | - 0.1%                            | 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

