

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

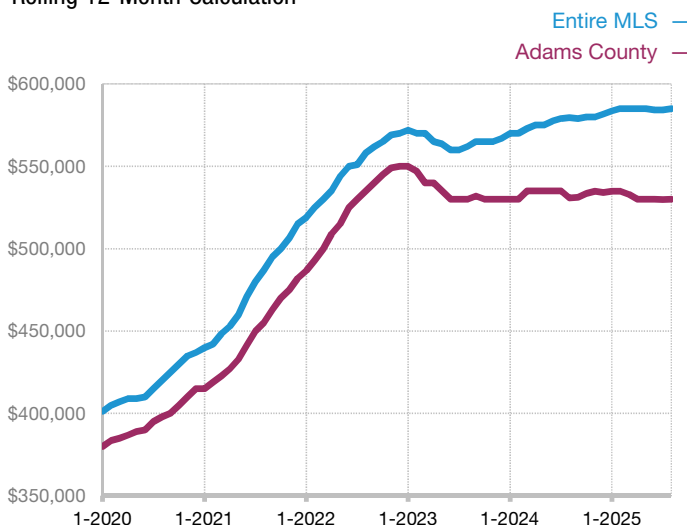
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	1,475	1,603	+ 8.7%	--	--	--
Under Contract	489	588	+ 20.2%	4,016	4,113	+ 2.4%
New Listings	575	631	+ 9.7%	5,181	5,717	+ 10.3%
Sold Listings	492	457	- 7.1%	3,838	3,803	- 0.9%
Days on Market Until Sale	39	51	+ 30.8%	40	48	+ 20.0%
Median Sales Price*	\$523,945	\$525,000	+ 0.2%	\$535,000	\$529,795	- 1.0%
Average Sales Price*	\$553,245	\$560,401	+ 1.3%	\$568,150	\$562,820	- 0.9%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	342	391	+ 14.3%	--	--	--
Under Contract	97	107	+ 10.3%	789	766	- 2.9%
New Listings	156	137	- 12.2%	1,128	1,293	+ 14.6%
Sold Listings	92	103	+ 12.0%	754	705	- 6.5%
Days on Market Until Sale	27	57	+ 111.1%	32	53	+ 65.6%
Median Sales Price*	\$392,500	\$382,000	- 2.7%	\$389,250	\$385,000	- 1.1%
Average Sales Price*	\$382,201	\$389,715	+ 2.0%	\$385,203	\$385,187	- 0.0%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.5%	99.1%	- 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

