

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

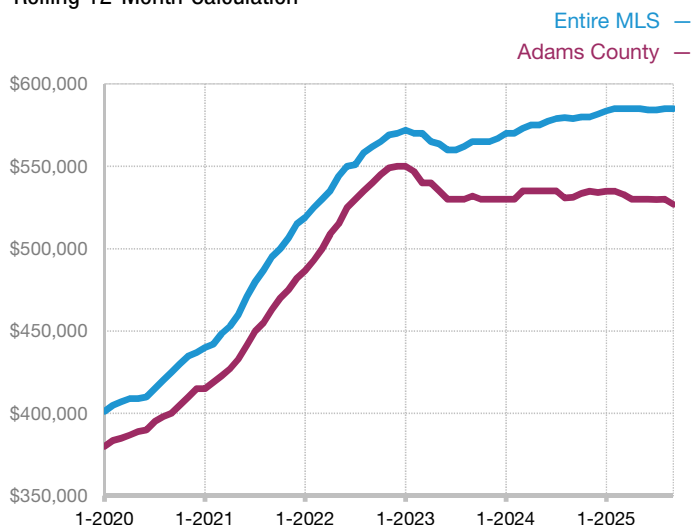
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	1,487	1,554	+ 4.5%	--	--	--
Under Contract	493	506	+ 2.6%	4,509	4,555	+ 1.0%
New Listings	640	574	- 10.3%	5,821	6,278	+ 7.9%
Sold Listings	463	517	+ 11.7%	4,301	4,322	+ 0.5%
Days on Market Until Sale	44	60	+ 36.4%	41	49	+ 19.5%
Median Sales Price*	\$540,000	\$515,000	- 4.6%	\$535,000	\$526,250	- 1.6%
Average Sales Price*	\$577,258	\$556,461	- 3.6%	\$569,131	\$562,074	- 1.2%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.6%	99.4%	- 0.2%

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	359	395	+ 10.0%	--	--	--
Under Contract	88	116	+ 31.8%	877	863	- 1.6%
New Listings	144	158	+ 9.7%	1,272	1,452	+ 14.2%
Sold Listings	88	100	+ 13.6%	842	806	- 4.3%
Days on Market Until Sale	43	52	+ 20.9%	33	53	+ 60.6%
Median Sales Price*	\$379,750	\$369,450	- 2.7%	\$387,400	\$383,450	- 1.0%
Average Sales Price*	\$394,018	\$365,861	- 7.1%	\$386,124	\$382,749	- 0.9%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	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

