

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

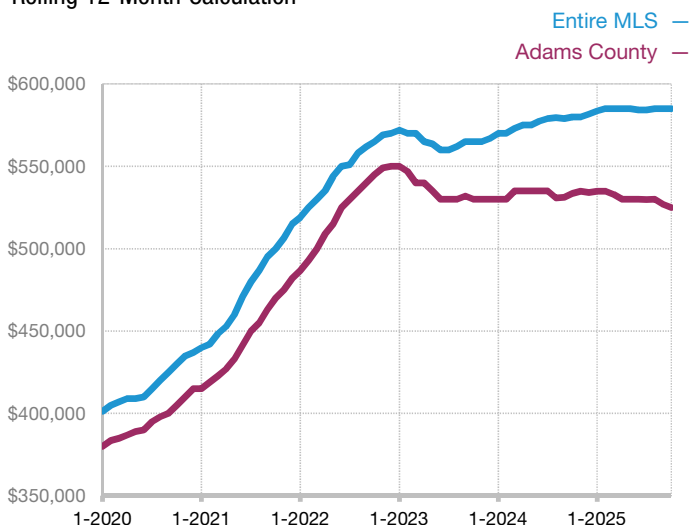
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1,564	1,502	- 4.0%	--	--	--
Under Contract	454	500	+ 10.1%	4,963	5,002	+ 0.8%
New Listings	664	602	- 9.3%	6,485	6,882	+ 6.1%
Sold Listings	490	478	- 2.4%	4,791	4,820	+ 0.6%
Days on Market Until Sale	50	57	+ 14.0%	42	50	+ 19.0%
Median Sales Price*	\$530,000	\$510,500	- 3.7%	\$535,000	\$525,000	- 1.9%
Average Sales Price*	\$556,360	\$565,575	+ 1.7%	\$567,825	\$562,248	- 1.0%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.5%	99.4%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	367	395	+ 7.6%	--	--	--
Under Contract	94	83	- 11.7%	971	937	- 3.5%
New Listings	141	136	- 3.5%	1,413	1,583	+ 12.0%
Sold Listings	88	98	+ 11.4%	930	905	- 2.7%
Days on Market Until Sale	41	60	+ 46.3%	34	54	+ 58.8%
Median Sales Price*	\$389,513	\$379,500	- 2.6%	\$389,000	\$382,000	- 1.8%
Average Sales Price*	\$396,210	\$391,326	- 1.2%	\$387,078	\$383,647	- 0.9%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.4%	99.0%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

