

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

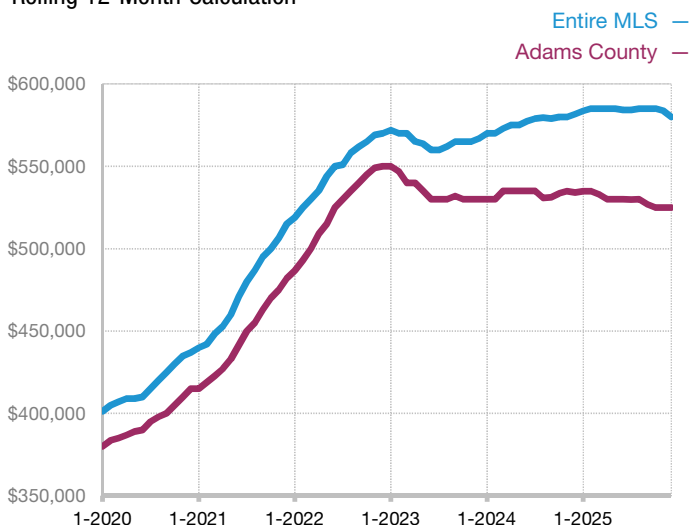
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1,222	1,089	- 10.9%	--	--	--
Under Contract	331	369	+ 11.5%	5,722	5,716	- 0.1%
New Listings	309	298	- 3.6%	7,246	7,614	+ 5.1%
Sold Listings	452	480	+ 6.2%	5,698	5,680	- 0.3%
Days on Market Until Sale	56	72	+ 28.6%	43	53	+ 23.3%
Median Sales Price*	\$522,750	\$505,000	- 3.4%	\$534,130	\$525,000	- 1.7%
Average Sales Price*	\$544,069	\$527,240	- 3.1%	\$566,072	\$558,393	- 1.4%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.4%	99.3%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	273	272	- 0.4%	--	--	--
Under Contract	57	68	+ 19.3%	1,102	1,070	- 2.9%
New Listings	57	79	+ 38.6%	1,548	1,744	+ 12.7%
Sold Listings	73	85	+ 16.4%	1,101	1,062	- 3.5%
Days on Market Until Sale	49	63	+ 28.6%	36	55	+ 52.8%
Median Sales Price*	\$365,000	\$384,975	+ 5.5%	\$389,000	\$382,000	- 1.8%
Average Sales Price*	\$379,047	\$381,076	+ 0.5%	\$388,801	\$382,589	- 1.6%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.4%	99.0%	- 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

