

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

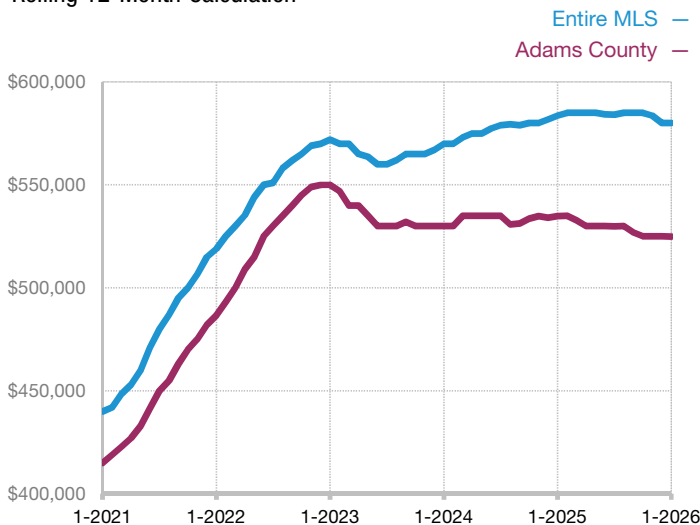
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	1,253	1,113	- 11.2%	--	--	--
Under Contract	414	486	+ 17.4%	414	486	+ 17.4%
New Listings	542	575	+ 6.1%	542	575	+ 6.1%
Sold Listings	307	288	- 6.2%	307	288	- 6.2%
Days on Market Until Sale	59	69	+ 16.9%	59	69	+ 16.9%
Median Sales Price*	\$524,973	\$500,000	- 4.8%	\$524,973	\$500,000	- 4.8%
Average Sales Price*	\$550,366	\$562,067	+ 2.1%	\$550,366	\$562,067	+ 2.1%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	99.2%	98.8%	- 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.

Townhouse/Condo	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	306	316	+ 3.3%	--	--	--
Under Contract	67	69	+ 3.0%	67	69	+ 3.0%
New Listings	134	151	+ 12.7%	134	151	+ 12.7%
Sold Listings	59	49	- 16.9%	59	49	- 16.9%
Days on Market Until Sale	63	71	+ 12.7%	63	71	+ 12.7%
Median Sales Price*	\$390,000	\$350,000	- 10.3%	\$390,000	\$350,000	- 10.3%
Average Sales Price*	\$388,937	\$365,946	- 5.9%	\$388,937	\$365,946	- 5.9%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.9%	98.6%	- 0.3%

* 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

