

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

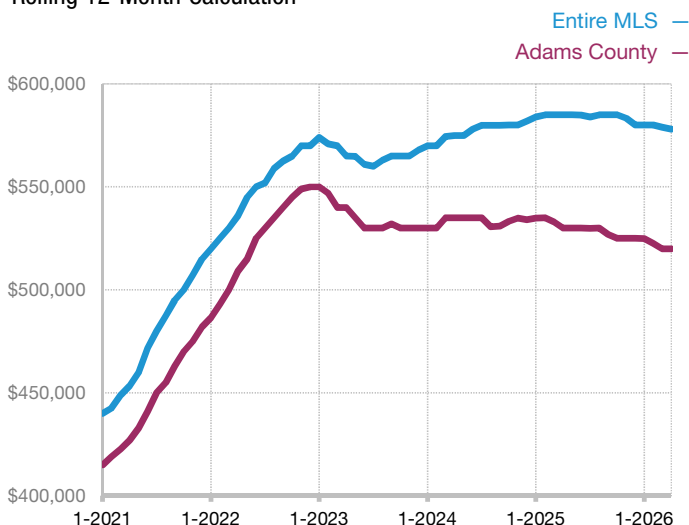
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	1,585	1,240	- 21.8%	--	--	--
Under Contract	536	603	+ 12.5%	2,002	2,197	+ 9.7%
New Listings	800	777	- 2.9%	2,782	2,693	- 3.2%
Sold Listings	515	539	+ 4.7%	1,759	1,793	+ 1.9%
Days on Market Until Sale	41	49	+ 19.5%	54	59	+ 9.3%
Median Sales Price*	\$530,000	\$521,000	- 1.7%	\$529,990	\$517,500	- 2.4%
Average Sales Price*	\$563,062	\$558,330	- 0.8%	\$563,416	\$555,776	- 1.4%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	99.5%	99.5%	0.0%

* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	415	407	- 1.9%	--	--	--
Under Contract	117	109	- 6.8%	387	420	+ 8.5%
New Listings	191	194	+ 1.6%	656	673	+ 2.6%
Sold Listings	117	130	+ 11.1%	325	356	+ 9.5%
Days on Market Until Sale	43	51	+ 18.6%	56	61	+ 8.9%
Median Sales Price*	\$395,000	\$373,500	- 5.4%	\$384,995	\$369,788	- 3.9%
Average Sales Price*	\$385,275	\$366,128	- 5.0%	\$385,208	\$373,693	- 3.0%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.3%	99.1%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

