

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

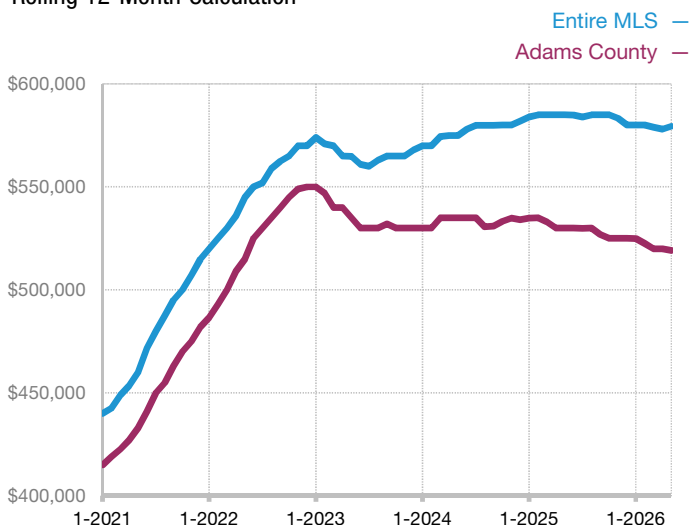
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1,795	1,331	- 25.8%	--	--	--
Under Contract	522	550	+ 5.4%	2,524	2,698	+ 6.9%
New Listings	850	709	- 16.6%	3,632	3,398	- 6.4%
Sold Listings	555	524	- 5.6%	2,314	2,321	+ 0.3%
Days on Market Until Sale	39	41	+ 5.1%	50	55	+ 10.0%
Median Sales Price*	\$529,000	\$522,000	- 1.3%	\$529,950	\$518,000	- 2.3%
Average Sales Price*	\$559,677	\$558,705	- 0.2%	\$562,520	\$556,507	- 1.1%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	99.6%	99.5%	- 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	493	429	- 13.0%	--	--	--
Under Contract	80	111	+ 38.8%	466	512	+ 9.9%
New Listings	193	163	- 15.5%	848	834	- 1.7%
Sold Listings	116	89	- 23.3%	441	447	+ 1.4%
Days on Market Until Sale	48	45	- 6.3%	54	57	+ 5.6%
Median Sales Price*	\$385,250	\$365,000	- 5.3%	\$385,000	\$369,575	- 4.0%
Average Sales Price*	\$391,400	\$378,796	- 3.2%	\$386,837	\$375,756	- 2.9%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.3%	99.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

