

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

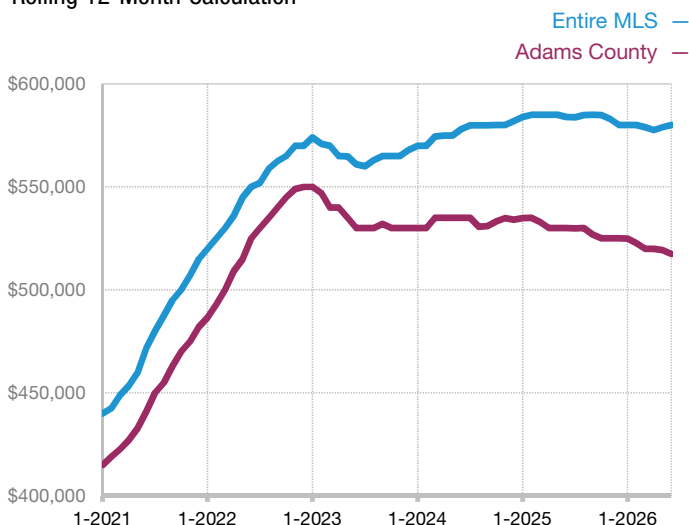
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	1,911	1,457	- 23.8%	--	--	--
Under Contract	509	500	- 1.8%	3,032	3,128	+ 3.2%
New Listings	754	755	+ 0.1%	4,385	4,158	- 5.2%
Sold Listings	536	525	- 2.1%	2,850	2,848	- 0.1%
Days on Market Until Sale	41	36	- 12.2%	49	52	+ 6.1%
Median Sales Price*	\$525,995	\$520,000	- 1.1%	\$529,925	\$519,990	- 1.9%
Average Sales Price*	\$559,765	\$584,516	+ 4.4%	\$562,002	\$561,720	- 0.1%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	509	412	- 19.1%	--	--	--
Under Contract	82	117	+ 42.7%	548	618	+ 12.8%
New Listings	148	129	- 12.8%	996	963	- 3.3%
Sold Listings	79	99	+ 25.3%	520	546	+ 5.0%
Days on Market Until Sale	52	61	+ 17.3%	53	58	+ 9.4%
Median Sales Price*	\$380,000	\$355,000	- 6.6%	\$385,000	\$365,000	- 5.2%
Average Sales Price*	\$374,644	\$369,018	- 1.5%	\$384,984	\$374,530	- 2.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.2%	99.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

