

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

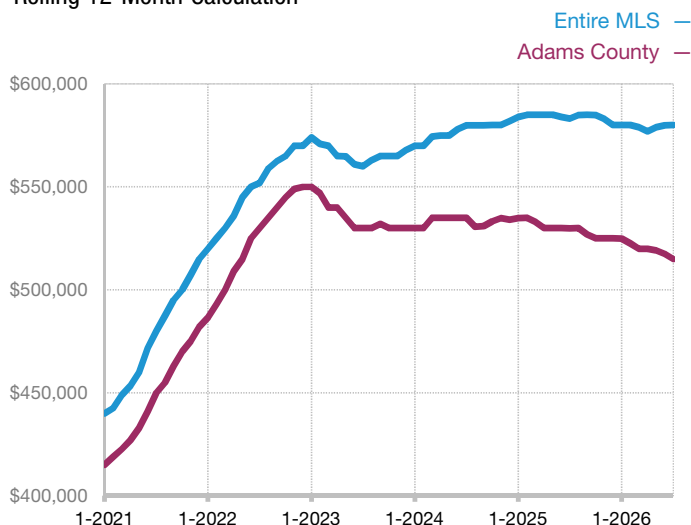
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	1,985	1,550	- 21.9%	--	--	--
Under Contract	458	513	+ 12.0%	3,489	3,585	+ 2.8%
New Listings	679	696	+ 2.5%	5,062	4,854	- 4.1%
Sold Listings	491	476	- 3.1%	3,341	3,333	- 0.2%
Days on Market Until Sale	48	42	- 12.5%	49	50	+ 2.0%
Median Sales Price*	\$525,000	\$507,000	- 3.4%	\$529,900	\$516,900	- 2.5%
Average Sales Price*	\$568,853	\$556,422	- 2.2%	\$563,008	\$560,808	- 0.4%
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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	498	430	- 13.7%	--	--	--
Under Contract	99	84	- 15.2%	647	696	+ 7.6%
New Listings	152	163	+ 7.2%	1,148	1,126	- 1.9%
Sold Listings	81	102	+ 25.9%	601	650	+ 8.2%
Days on Market Until Sale	53	59	+ 11.3%	53	58	+ 9.4%
Median Sales Price*	\$389,000	\$360,000	- 7.5%	\$385,000	\$365,000	- 5.2%
Average Sales Price*	\$379,561	\$359,179	- 5.4%	\$384,253	\$372,047	- 3.2%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	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

