

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

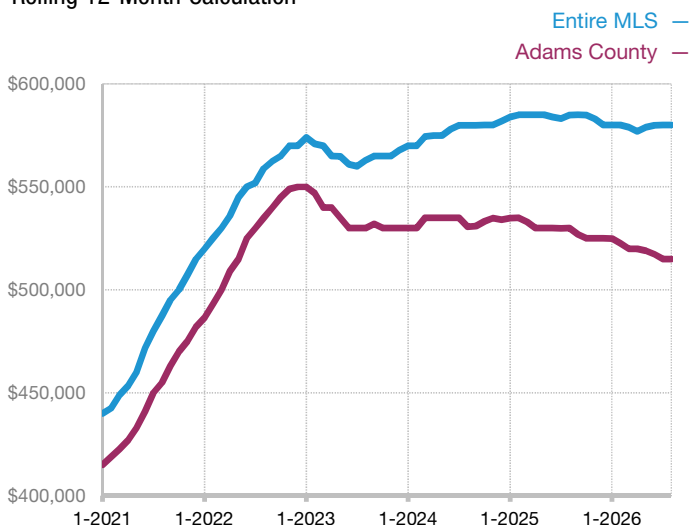
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	1,896	1,612	- 15.0%	--	--	--
Under Contract	527	487	- 7.6%	4,016	4,014	- 0.0%
New Listings	622	662	+ 6.4%	5,684	5,517	- 2.9%
Sold Listings	460	433	- 5.9%	3,801	3,767	- 0.9%
Days on Market Until Sale	51	48	- 5.9%	49	50	+ 2.0%
Median Sales Price*	\$525,000	\$514,000	- 2.1%	\$529,400	\$515,000	- 2.7%
Average Sales Price*	\$560,130	\$558,357	- 0.3%	\$562,660	\$560,582	- 0.4%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	495	417	- 15.8%	--	--	--
Under Contract	93	87	- 6.5%	739	771	+ 4.3%
New Listings	138	134	- 2.9%	1,285	1,261	- 1.9%
Sold Listings	103	85	- 17.5%	704	736	+ 4.5%
Days on Market Until Sale	58	53	- 8.6%	54	58	+ 7.4%
Median Sales Price*	\$385,000	\$351,000	- 8.8%	\$385,000	\$364,050	- 5.4%
Average Sales Price*	\$389,548	\$374,106	- 4.0%	\$385,028	\$372,153	- 3.3%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	99.1%	99.1%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

