

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

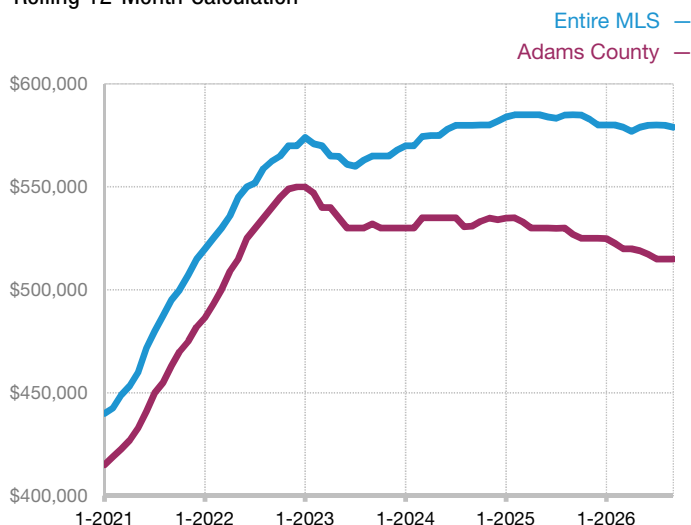
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	1,839	1,661	- 9.7%	--	--	--
Under Contract	449	423	- 5.8%	4,465	4,373	- 2.1%
New Listings	571	622	+ 8.9%	6,254	6,140	- 1.8%
Sold Listings	534	427	- 20.0%	4,335	4,196	- 3.2%
Days on Market Until Sale	62	56	- 9.7%	50	51	+ 2.0%
Median Sales Price*	\$515,000	\$500,000	- 2.9%	\$526,000	\$515,000	- 2.1%
Average Sales Price*	\$555,638	\$534,863	- 3.7%	\$561,795	\$557,746	- 0.7%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.4%	99.4%	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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	476	426	- 10.5%	--	--	--
Under Contract	110	65	- 40.9%	848	829	- 2.2%
New Listings	152	133	- 12.5%	1,436	1,395	- 2.9%
Sold Listings	101	62	- 38.6%	805	799	- 0.7%
Days on Market Until Sale	52	61	+ 17.3%	54	58	+ 7.4%
Median Sales Price*	\$365,000	\$349,250	- 4.3%	\$382,000	\$361,000	- 5.5%
Average Sales Price*	\$363,971	\$372,920	+ 2.5%	\$382,386	\$372,363	- 2.6%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.1%	99.1%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

