

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

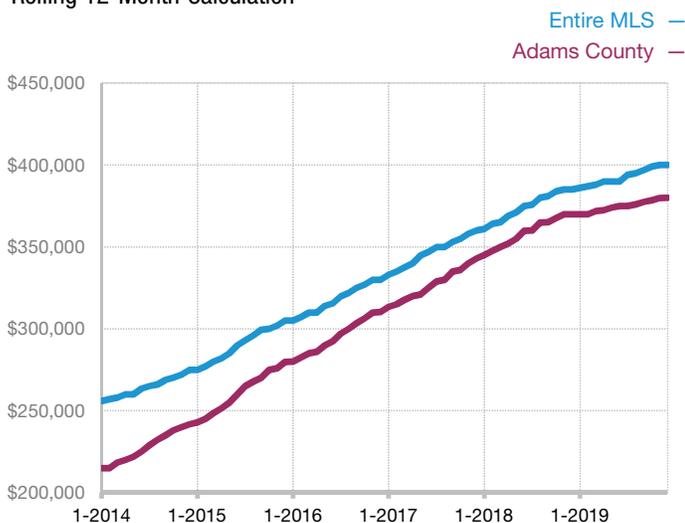
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,006	537	- 46.6%	--	--	--
Under Contract	418	407	- 2.6%	6,627	7,252	+ 9.4%
New Listings	296	308	+ 4.1%	7,994	8,087	+ 1.2%
Sold Listings	523	559	+ 6.9%	6,670	7,163	+ 7.4%
Days on Market Until Sale	36	41	+ 13.9%	24	30	+ 25.0%
Median Sales Price*	\$365,000	\$383,000	+ 4.9%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$389,908	\$408,104	+ 4.7%	\$393,763	\$405,911	+ 3.1%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	100.2%	99.6%	- 0.6%

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	190	155	- 18.4%	--	--	--
Under Contract	113	127	+ 12.4%	1,750	1,931	+ 10.3%
New Listings	107	105	- 1.9%	1,980	2,171	+ 9.6%
Sold Listings	100	136	+ 36.0%	1,750	1,800	+ 2.9%
Days on Market Until Sale	29	41	+ 41.4%	17	27	+ 58.8%
Median Sales Price*	\$261,150	\$281,600	+ 7.8%	\$272,500	\$279,000	+ 2.4%
Average Sales Price*	\$272,766	\$284,758	+ 4.4%	\$274,763	\$282,231	+ 2.7%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	100.7%	99.7%	- 1.0%

* 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

