

# Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

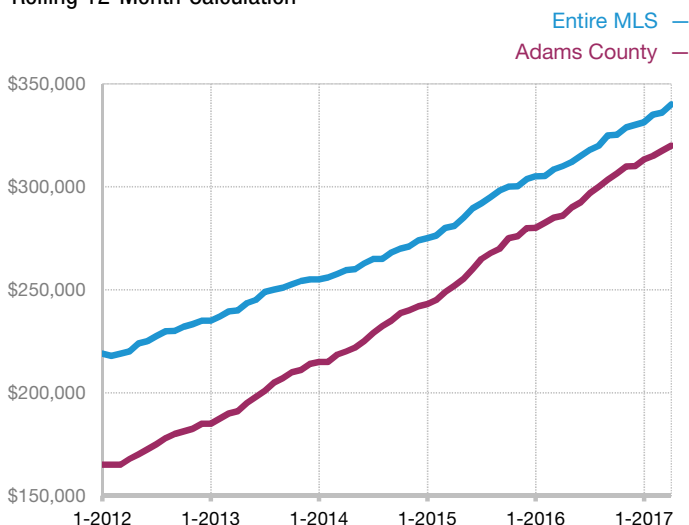
Single Family	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	624	478	- 23.4%	--	--	--
Under Contract	587	688	+ 17.2%	2,014	2,212	+ 9.8%
New Listings	704	688	- 2.3%	2,213	2,331	+ 5.3%
Sold Listings	517	522	+ 1.0%	1,768	1,822	+ 3.1%
Days on Market Until Sale	21	16	- 23.8%	26	24	- 7.7%
Median Sales Price*	\$314,000	\$340,000	+ 8.3%	\$301,775	\$330,300	+ 9.5%
Average Sales Price*	\$334,006	\$359,961	+ 7.8%	\$323,452	\$350,768	+ 8.4%
Percent of List Price Received*	101.2%	101.1%	- 0.1%	100.5%	100.5%	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	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	96	83	- 13.5%	--	--	--
Under Contract	155	182	+ 17.4%	525	592	+ 12.8%
New Listings	177	172	- 2.8%	561	610	+ 8.7%
Sold Listings	140	157	+ 12.1%	441	515	+ 16.8%
Days on Market Until Sale	13	10	- 23.1%	13	16	+ 23.1%
Median Sales Price*	\$212,000	\$235,447	+ 11.1%	\$208,000	\$235,447	+ 13.2%
Average Sales Price*	\$213,775	\$241,007	+ 12.7%	\$205,458	\$236,010	+ 14.9%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	101.6%	101.0%	- 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

