

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

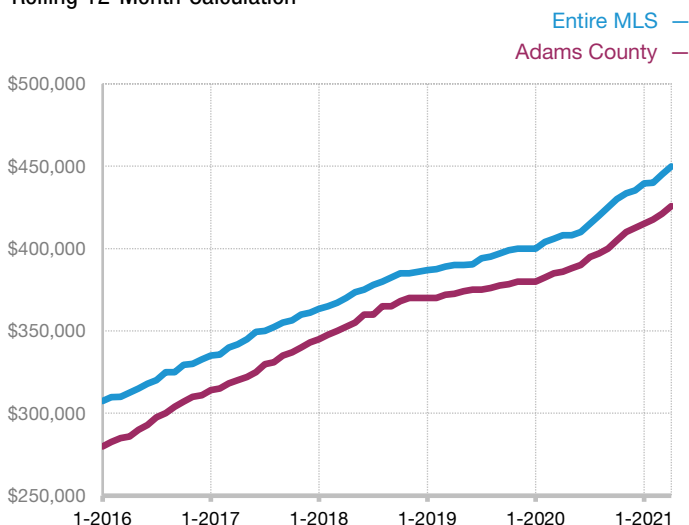
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	772	218	- 71.8%	--	--	--
Under Contract	422	663	+ 57.1%	2,086	2,398	+ 15.0%
New Listings	541	757	+ 39.9%	2,417	2,419	+ 0.1%
Sold Listings	527	603	+ 14.4%	1,939	2,101	+ 8.4%
Days on Market Until Sale	20	8	- 60.0%	27	14	- 48.1%
Median Sales Price*	\$405,000	\$470,000	+ 16.0%	\$400,000	\$450,000	+ 12.5%
Average Sales Price*	\$440,357	\$499,423	+ 13.4%	\$426,243	\$481,337	+ 12.9%
Percent of List Price Received*	100.5%	104.8%	+ 4.3%	100.0%	103.4%	+ 3.4%

\* 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	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	275	62	- 77.5%	--	--	--
Under Contract	103	186	+ 80.6%	539	719	+ 33.4%
New Listings	152	200	+ 31.6%	661	709	+ 7.3%
Sold Listings	127	136	+ 7.1%	519	621	+ 19.7%
Days on Market Until Sale	13	12	- 7.7%	32	18	- 43.8%
Median Sales Price*	\$305,000	\$342,500	+ 12.3%	\$287,500	\$321,000	+ 11.7%
Average Sales Price*	\$301,116	\$347,931	+ 15.5%	\$291,615	\$326,964	+ 12.1%
Percent of List Price Received*	100.0%	103.6%	+ 3.6%	99.8%	101.8%	+ 2.0%

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



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

