

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

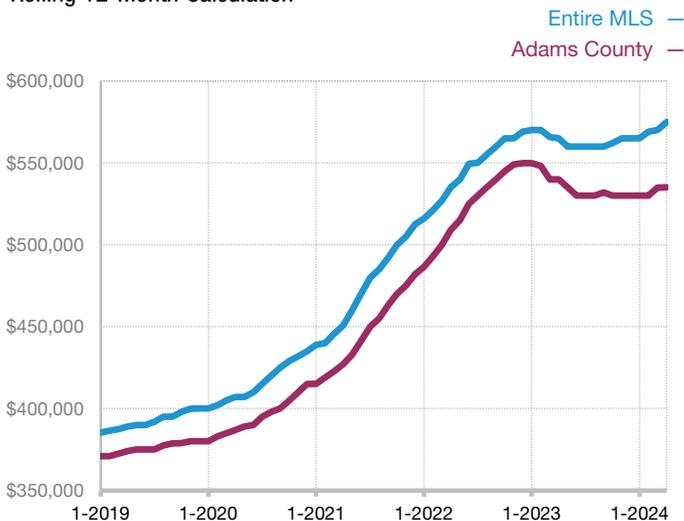
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023      | 2024      | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 795       | 889       | + 11.8%                           | --           | --           | --                                |
| Under Contract                  | 546       | 599       | + 9.7%                            | 1,949        | 2,050        | + 5.2%                            |
| New Listings                    | 597       | 699       | + 17.1%                           | 2,072        | 2,318        | + 11.9%                           |
| Sold Listings                   | 506       | 502       | - 0.8%                            | 1,692        | 1,675        | - 1.0%                            |
| Days on Market Until Sale       | 37        | 37        | 0.0%                              | 43           | 45           | + 4.7%                            |
| Median Sales Price*             | \$539,900 | \$544,987 | + 0.9%                            | \$520,000    | \$534,000    | + 2.7%                            |
| Average Sales Price*            | \$577,300 | \$580,111 | + 0.5%                            | \$551,004    | \$567,346    | + 3.0%                            |
| Percent of List Price Received* | 99.9%     | 99.7%     | - 0.2%                            | 99.3%        | 99.5%        | + 0.2%                            |

\* 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023      | 2024      | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 187       | 160       | - 14.4%                           | --           | --           | --                                |
| Under Contract                  | 129       | 105       | - 18.6%                           | 522          | 393          | - 24.7%                           |
| New Listings                    | 156       | 140       | - 10.3%                           | 543          | 476          | - 12.3%                           |
| Sold Listings                   | 158       | 111       | - 29.7%                           | 479          | 333          | - 30.5%                           |
| Days on Market Until Sale       | 23        | 35        | + 52.2%                           | 34           | 36           | + 5.9%                            |
| Median Sales Price*             | \$403,975 | \$413,000 | + 2.2%                            | \$390,000    | \$389,900    | - 0.0%                            |
| Average Sales Price*            | \$404,451 | \$407,694 | + 0.8%                            | \$390,268    | \$388,599    | - 0.4%                            |
| Percent of List Price Received* | 100.2%    | 99.8%     | - 0.4%                            | 99.9%        | 99.5%        | - 0.4%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

