

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

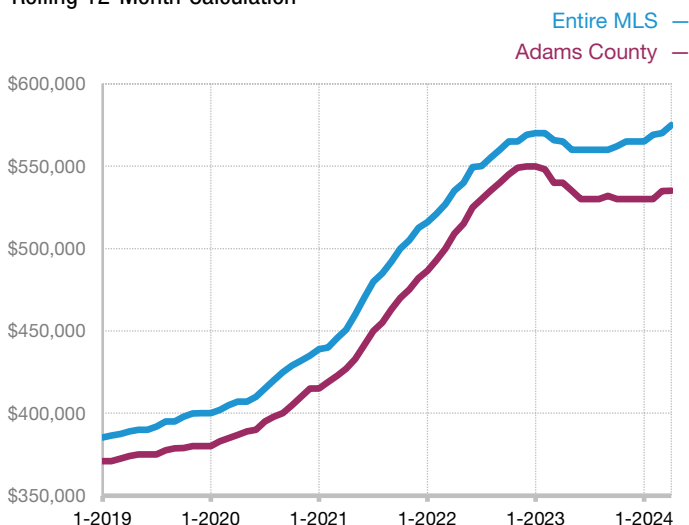
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	795	889	+ 11.8%	--	--	--
Under Contract	546	599	+ 9.7%	1,949	2,050	+ 5.2%
New Listings	597	699	+ 17.1%	2,072	2,318	+ 11.9%
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		
Key Metrics	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

