

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

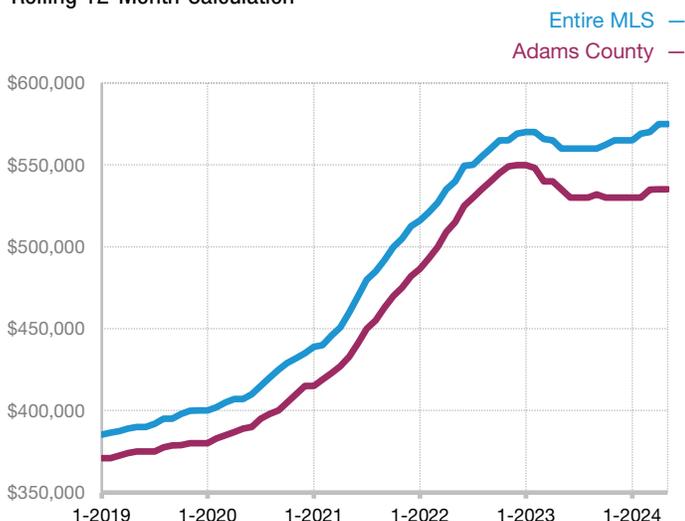
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	857	1,081	+ 26.1%	--	--	--
Under Contract	532	581	+ 9.2%	2,481	2,575	+ 3.8%
New Listings	653	807	+ 23.6%	2,725	3,125	+ 14.7%
Sold Listings	547	558	+ 2.0%	2,239	2,237	- 0.1%
Days on Market Until Sale	26	35	+ 34.6%	39	43	+ 10.3%
Median Sales Price*	\$534,950	\$538,450	+ 0.7%	\$525,000	\$535,000	+ 1.9%
Average Sales Price*	\$564,800	\$563,670	- 0.2%	\$554,374	\$566,878	+ 2.3%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	99.6%	99.6%	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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	204	208	+ 2.0%	--	--	--
Under Contract	132	101	- 23.5%	654	483	- 26.1%
New Listings	171	161	- 5.8%	714	638	- 10.6%
Sold Listings	142	110	- 22.5%	621	445	- 28.3%
Days on Market Until Sale	26	26	0.0%	32	33	+ 3.1%
Median Sales Price*	\$412,500	\$387,500	- 6.1%	\$398,500	\$390,000	- 2.1%
Average Sales Price*	\$409,224	\$383,597	- 6.3%	\$394,603	\$387,783	- 1.7%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	100.0%	99.6%	- 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

