

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

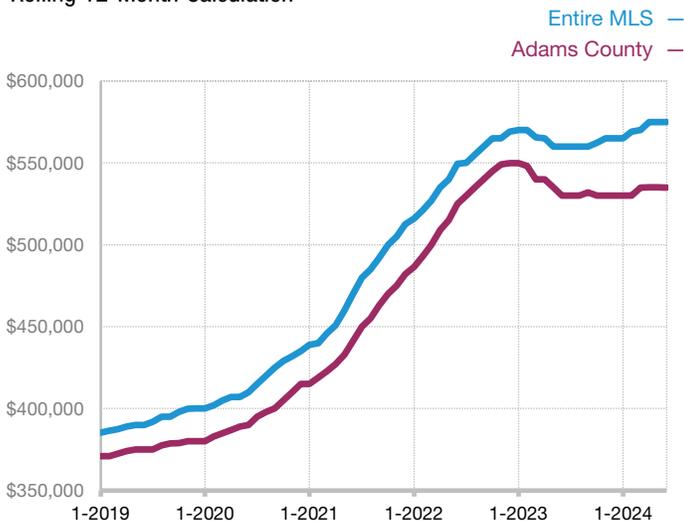
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,009	1,160	+ 15.0%	--	--	--
Under Contract	509	560	+ 10.0%	2,990	3,071	+ 2.7%
New Listings	711	684	- 3.8%	3,436	3,804	+ 10.7%
Sold Listings	568	539	- 5.1%	2,807	2,781	- 0.9%
Days on Market Until Sale	28	34	+ 21.4%	36	41	+ 13.9%
Median Sales Price*	\$550,000	\$539,000	- 2.0%	\$527,500	\$535,000	+ 1.4%
Average Sales Price*	\$576,389	\$569,111	- 1.3%	\$558,816	\$567,285	+ 1.5%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	99.7%	99.6%	- 0.1%

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	200	229	+ 14.5%	--	--	--
Under Contract	127	108	- 15.0%	781	583	- 25.4%
New Listings	145	150	+ 3.4%	859	788	- 8.3%
Sold Listings	129	92	- 28.7%	750	537	- 28.4%
Days on Market Until Sale	28	29	+ 3.6%	32	32	0.0%
Median Sales Price*	\$415,000	\$375,500	- 9.5%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$403,255	\$375,501	- 6.9%	\$396,091	\$385,679	- 2.6%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	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

