

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

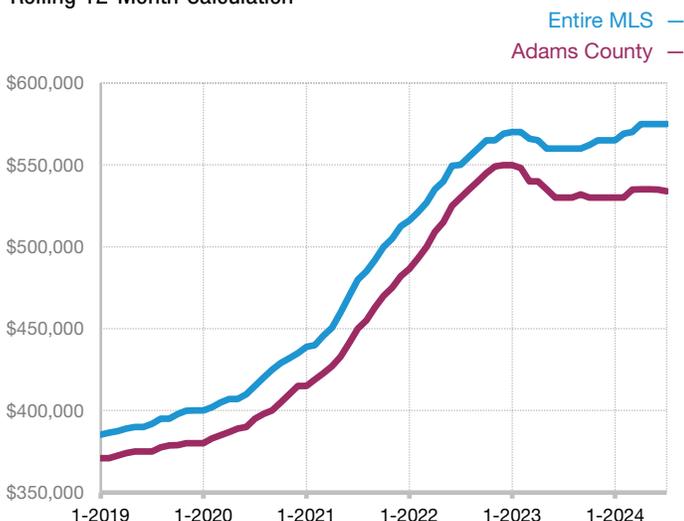
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,105	<b>1,276</b>	+ 15.5%	--	--	--
Under Contract	471	<b>481</b>	+ 2.1%	3,461	<b>3,496</b>	+ 1.0%
New Listings	646	<b>637</b>	- 1.4%	4,082	<b>4,440</b>	+ 8.8%
Sold Listings	463	<b>467</b>	+ 0.9%	3,270	<b>3,250</b>	- 0.6%
Days on Market Until Sale	27	<b>32</b>	+ 18.5%	35	<b>40</b>	+ 14.3%
Median Sales Price*	\$537,990	<b>\$535,000</b>	- 0.6%	\$530,000	<b>\$535,000</b>	+ 0.9%
Average Sales Price*	\$567,660	<b>\$574,592</b>	+ 1.2%	\$560,069	<b>\$568,331</b>	+ 1.5%
Percent of List Price Received*	100.1%	<b>99.4%</b>	- 0.7%	99.8%	<b>99.6%</b>	- 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	204	<b>254</b>	+ 24.5%	--	--	--
Under Contract	123	<b>105</b>	- 14.6%	904	<b>676</b>	- 25.2%
New Listings	145	<b>141</b>	- 2.8%	1,004	<b>928</b>	- 7.6%
Sold Listings	115	<b>95</b>	- 17.4%	865	<b>632</b>	- 26.9%
Days on Market Until Sale	25	<b>27</b>	+ 8.0%	31	<b>32</b>	+ 3.2%
Median Sales Price*	\$393,000	<b>\$395,000</b>	+ 0.5%	\$400,000	<b>\$387,400</b>	- 3.2%
Average Sales Price*	\$401,042	<b>\$382,613</b>	- 4.6%	\$396,749	<b>\$385,160</b>	- 2.9%
Percent of List Price Received*	100.1%	<b>99.3%</b>	- 0.8%	100.0%	<b>99.6%</b>	- 0.4%

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



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

