

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

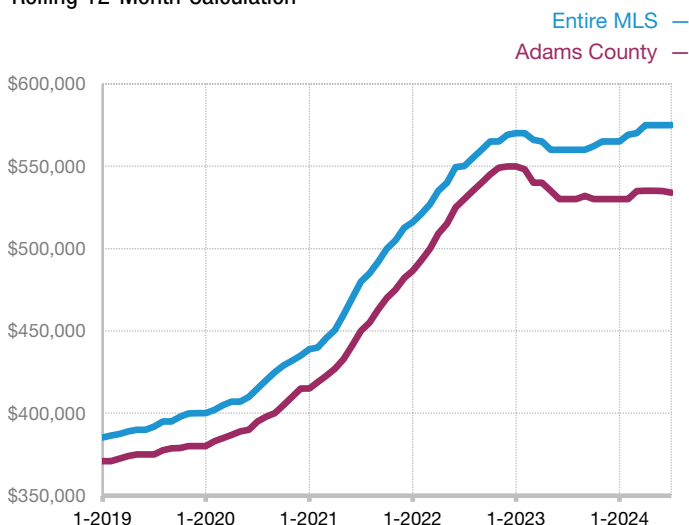
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	1,105	1,276	+ 15.5%	--	--	--
Under Contract	471	481	+ 2.1%	3,461	3,496	+ 1.0%
New Listings	646	637	- 1.4%	4,082	4,440	+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

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



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

