

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

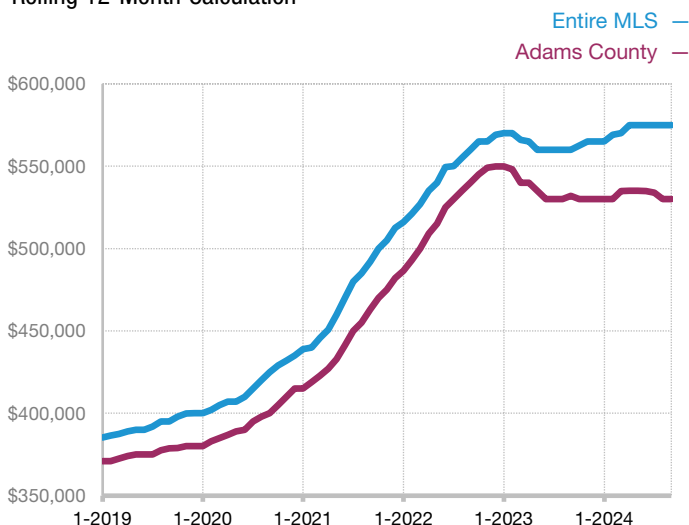
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,259	1,208	- 4.1%	--	--	--
Under Contract	369	529	+ 43.4%	4,273	4,447	+ 4.1%
New Listings	564	609	+ 8.0%	5,243	5,605	+ 6.9%
Sold Listings	427	426	- 0.2%	4,173	4,156	- 0.4%
Days on Market Until Sale	36	42	+ 16.7%	35	40	+ 14.3%
Median Sales Price*	\$545,000	\$535,000	- 1.8%	\$533,542	\$534,950	+ 0.3%
Average Sales Price*	\$582,465	\$570,306	- 2.1%	\$565,280	\$566,927	+ 0.3%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	241	293	+ 21.6%	--	--	--
Under Contract	96	86	- 10.4%	1,107	847	- 23.5%
New Listings	125	131	+ 4.8%	1,280	1,205	- 5.9%
Sold Listings	103	83	- 19.4%	1,099	807	- 26.6%
Days on Market Until Sale	51	43	- 15.7%	32	32	0.0%
Median Sales Price*	\$410,000	\$377,000	- 8.0%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$401,845	\$392,423	- 2.3%	\$398,451	\$385,642	- 3.2%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	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

