

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

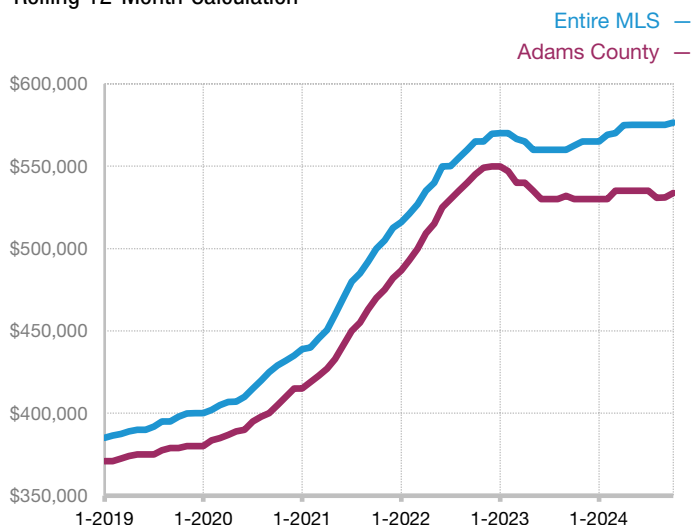
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1,208	1,296	+ 7.3%	--	--	--
Under Contract	423	502	+ 18.7%	4,697	5,034	+ 7.2%
New Listings	505	666	+ 31.9%	5,747	6,483	+ 12.8%
Sold Listings	394	486	+ 23.4%	4,570	4,790	+ 4.8%
Days on Market Until Sale	38	50	+ 31.6%	35	42	+ 20.0%
Median Sales Price*	\$522,500	\$530,000	+ 1.4%	\$530,000	\$535,000	+ 0.9%
Average Sales Price*	\$555,857	\$557,001	+ 0.2%	\$564,476	\$567,820	+ 0.6%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.6%	99.5%	- 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	235	307	+ 30.6%	--	--	--
Under Contract	84	101	+ 20.2%	1,192	977	- 18.0%
New Listings	97	142	+ 46.4%	1,378	1,412	+ 2.5%
Sold Listings	99	88	- 11.1%	1,198	927	- 22.6%
Days on Market Until Sale	46	41	- 10.9%	33	34	+ 3.0%
Median Sales Price*	\$395,000	\$390,000	- 1.3%	\$400,000	\$389,000	- 2.8%
Average Sales Price*	\$409,170	\$399,880	- 2.3%	\$399,337	\$387,410	- 3.0%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.9%	99.4%	- 0.5%

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



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

