

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

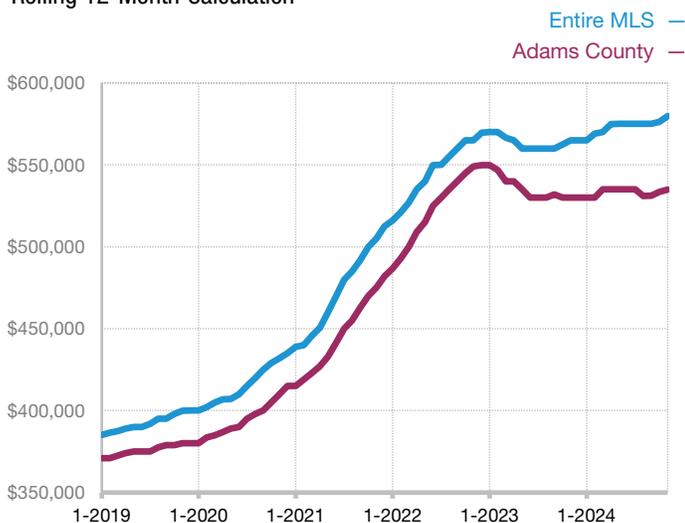
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	1,147	<b>1,178</b>	+ 2.7%	--	--	--
Under Contract	351	<b>474</b>	+ 35.0%	5,048	<b>5,464</b>	+ 8.2%
New Listings	381	<b>454</b>	+ 19.2%	6,129	<b>6,936</b>	+ 13.2%
Sold Listings	411	<b>456</b>	+ 10.9%	4,981	<b>5,247</b>	+ 5.3%
Days on Market Until Sale	43	<b>47</b>	+ 9.3%	36	<b>42</b>	+ 16.7%
Median Sales Price*	\$525,000	<b>\$535,000</b>	+ 1.9%	\$530,000	<b>\$535,000</b>	+ 0.9%
Average Sales Price*	\$556,977	<b>\$567,756</b>	+ 1.9%	\$563,857	<b>\$567,811</b>	+ 0.7%
Percent of List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	99.6%	<b>99.5%</b>	- 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	218	<b>263</b>	+ 20.6%	--	--	--
Under Contract	74	<b>78</b>	+ 5.4%	1,266	<b>1,048</b>	- 17.2%
New Listings	77	<b>74</b>	- 3.9%	1,455	<b>1,487</b>	+ 2.2%
Sold Listings	84	<b>98</b>	+ 16.7%	1,282	<b>1,027</b>	- 19.9%
Days on Market Until Sale	43	<b>48</b>	+ 11.6%	34	<b>35</b>	+ 2.9%
Median Sales Price*	\$399,950	<b>\$400,000</b>	+ 0.0%	\$400,000	<b>\$389,900</b>	- 2.5%
Average Sales Price*	\$379,169	<b>\$412,419</b>	+ 8.8%	\$398,016	<b>\$389,630</b>	- 2.1%
Percent of List Price Received*	99.4%	<b>99.5%</b>	+ 0.1%	99.9%	<b>99.4%</b>	- 0.5%

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



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

