

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

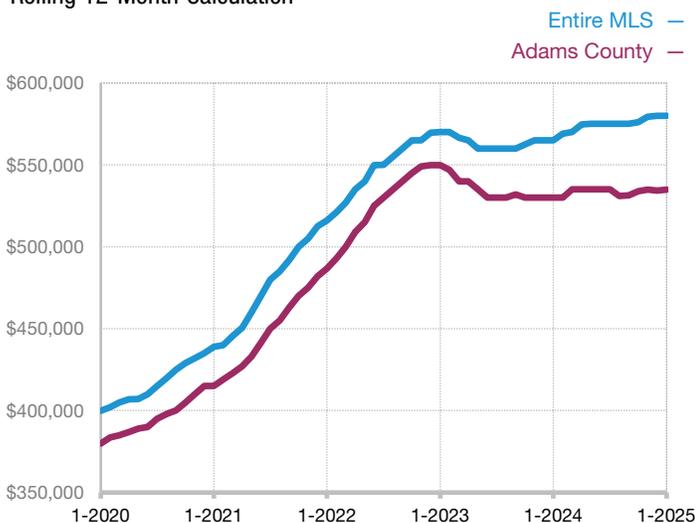
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	890	1,017	+ 14.3%	--	--	--
Under Contract	475	457	- 3.8%	475	457	- 3.8%
New Listings	459	538	+ 17.2%	459	538	+ 17.2%
Sold Listings	276	307	+ 11.2%	276	307	+ 11.2%
Days on Market Until Sale	51	58	+ 13.7%	51	58	+ 13.7%
Median Sales Price*	\$520,000	\$522,500	+ 0.5%	\$520,000	\$522,500	+ 0.5%
Average Sales Price*	\$546,491	\$547,939	+ 0.3%	\$546,491	\$547,939	+ 0.3%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.8%	99.2%	+ 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.

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	160	255	+ 59.4%	--	--	--
Under Contract	78	75	- 3.8%	78	75	- 3.8%
New Listings	81	135	+ 66.7%	81	135	+ 66.7%
Sold Listings	63	59	- 6.3%	63	59	- 6.3%
Days on Market Until Sale	51	63	+ 23.5%	51	63	+ 23.5%
Median Sales Price*	\$365,000	\$390,000	+ 6.8%	\$365,000	\$390,000	+ 6.8%
Average Sales Price*	\$350,754	\$388,937	+ 10.9%	\$350,754	\$388,937	+ 10.9%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.9%	98.9%	0.0%

* 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

