

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

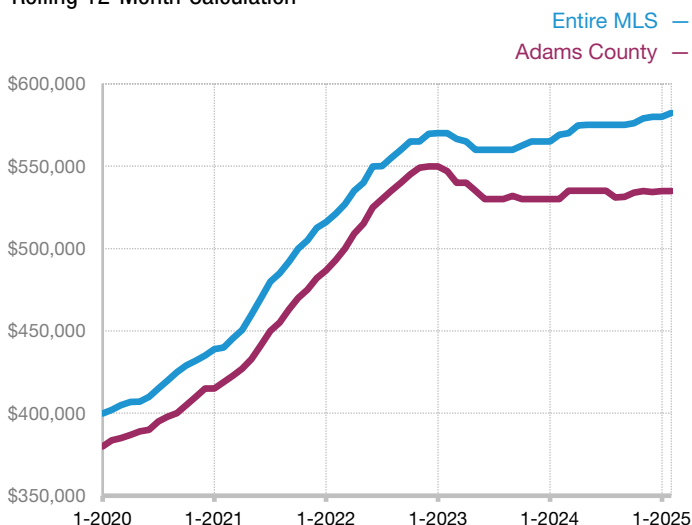
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 02-2024 | Thru 02-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 933 | 1,120 | + 20.0% | -- | -- | -- |
| Under Contract | 423 | 502 | + 18.7% | 898 | 926 | + 3.1% |
| New Listings | 528 | 659 | + 24.8% | 987 | 1,195 | + 21.1% |
| Sold Listings | 442 | 383 | - 13.3% | 718 | 690 | - 3.9% |
| Days on Market Until Sale | 53 | 60 | + 13.2% | 53 | 59 | + 11.3% |
| Median Sales Price* | \$525,000 | \$529,950 | + 0.9% | \$524,950 | \$526,750 | + 0.3% |
| Average Sales Price* | \$562,600 | \$570,783 | + 1.5% | \$556,408 | \$560,612 | + 0.8% |
| Percent of List Price Received* | 99.3% | 99.6% | + 0.3% | 99.1% | 99.4% | + 0.3% |

* 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 | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 02-2024 | Thru 02-2025 | Percent Change from Previous Year |
| Inventory of Active Listings | 180 | 284 | + 57.8% | -- | -- | -- |
| Under Contract | 84 | 87 | + 3.6% | 162 | 155 | - 4.3% |
| New Listings | 123 | 141 | + 14.6% | 204 | 275 | + 34.8% |
| Sold Listings | 71 | 65 | - 8.5% | 134 | 124 | - 7.5% |
| Days on Market Until Sale | 35 | 61 | + 74.3% | 42 | 62 | + 47.6% |
| Median Sales Price* | \$398,000 | \$375,000 | - 5.8% | \$380,000 | \$379,250 | - 0.2% |
| Average Sales Price* | \$397,561 | \$376,239 | - 5.4% | \$375,555 | \$382,281 | + 1.8% |
| Percent of List Price Received* | 99.5% | 98.6% | - 0.9% | 99.2% | 98.7% | - 0.5% |

* 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

