

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

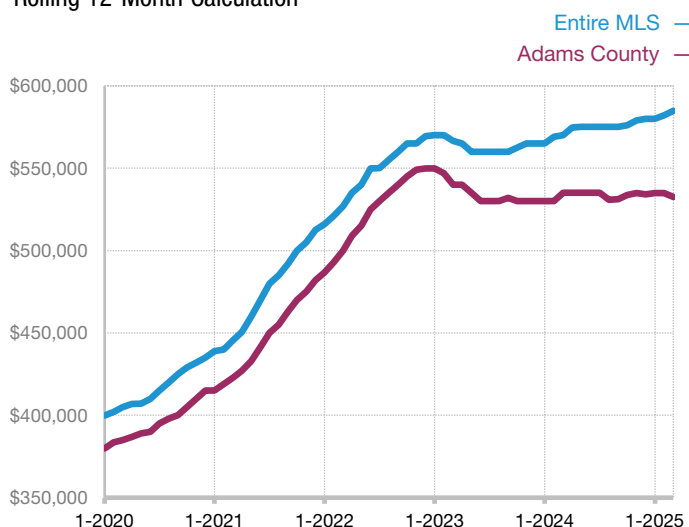
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	962	1,188	+ 23.5%	--	--	--
Under Contract	573	666	+ 16.2%	1,471	1,545	+ 5.0%
New Listings	676	780	+ 15.4%	1,663	1,972	+ 18.6%
Sold Listings	494	547	+ 10.7%	1,212	1,239	+ 2.2%
Days on Market Until Sale	46	58	+ 26.1%	50	59	+ 18.0%
Median Sales Price*	\$540,450	\$529,950	- 1.9%	\$530,000	\$529,000	- 0.2%
Average Sales Price*	\$573,902	\$563,751	- 1.8%	\$563,538	\$562,086	- 0.3%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.4%	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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	175	329	+ 88.0%	--	--	--
Under Contract	128	135	+ 5.5%	290	285	- 1.7%
New Listings	142	193	+ 35.9%	346	468	+ 35.3%
Sold Listings	95	85	- 10.5%	229	209	- 8.7%
Days on Market Until Sale	30	62	+ 106.7%	37	62	+ 67.6%
Median Sales Price*	\$385,599	\$378,000	- 2.0%	\$380,000	\$378,500	- 0.4%
Average Sales Price*	\$387,103	\$389,030	+ 0.5%	\$380,345	\$385,026	+ 1.2%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.4%	99.0%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

