

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

RE/MAX ALLIANCE Compliments of: **ANTHONY RAEI / 303.520.3179**

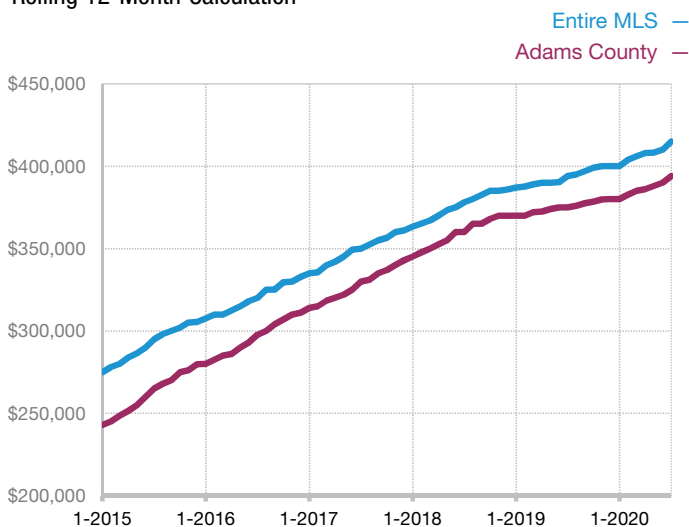
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 07-2019 | Thru 07-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,144 | 534 | - 53.3% | -- | -- | -- |
| Under Contract | 686 | 794 | + 15.7% | 4,436 | 4,418 | - 0.4% |
| New Listings | 778 | 837 | + 7.6% | 5,239 | 4,736 | - 9.6% |
| Sold Listings | 688 | 741 | + 7.7% | 4,081 | 3,850 | - 5.7% |
| Days on Market Until Sale | 21 | 19 | - 9.5% | 29 | 24 | - 17.2% |
| Median Sales Price* | \$385,000 | \$419,500 | + 9.0% | \$380,000 | \$404,000 | + 6.3% |
| Average Sales Price* | \$410,923 | \$446,801 | + 8.7% | \$404,471 | \$429,843 | + 6.3% |
| Percent of List Price Received* | 99.8% | 100.7% | + 0.9% | 99.7% | 100.2% | + 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.

| Townhouse/Condo | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 07-2019 | Thru 07-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 271 | 162 | - 40.2% | -- | -- | -- |
| Under Contract | 190 | 240 | + 26.3% | 1,173 | 1,197 | + 2.0% |
| New Listings | 222 | 244 | + 9.9% | 1,389 | 1,323 | - 4.8% |
| Sold Listings | 157 | 225 | + 43.3% | 1,040 | 1,046 | + 0.6% |
| Days on Market Until Sale | 25 | 20 | - 20.0% | 24 | 26 | + 8.3% |
| Median Sales Price* | \$290,000 | \$305,000 | + 5.2% | \$275,000 | \$295,000 | + 7.3% |
| Average Sales Price* | \$286,833 | \$306,731 | + 6.9% | \$279,996 | \$297,951 | + 6.4% |
| Percent of List Price Received* | 100.0% | 100.6% | + 0.6% | 99.8% | 100.1% | + 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

