

Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

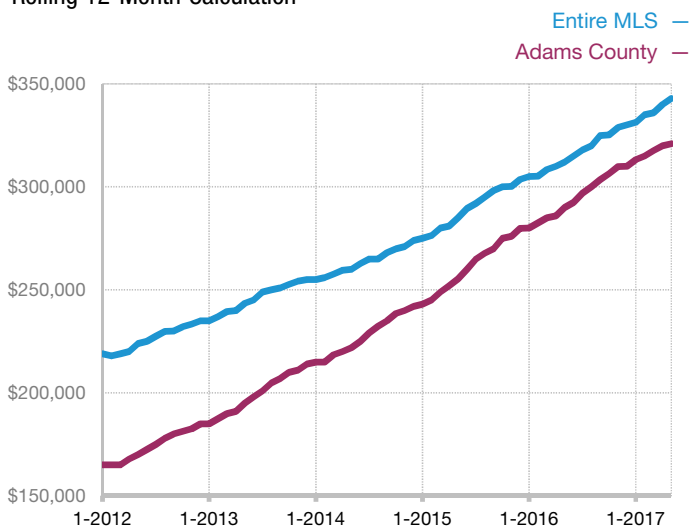
Single Family	May			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	646	527	- 18.4%	--	--	--
Under Contract	658	732	+ 11.2%	2,672	2,879	+ 7.7%
New Listings	718	770	+ 7.2%	2,931	3,101	+ 5.8%
Sold Listings	626	616	- 1.6%	2,394	2,456	+ 2.6%
Days on Market Until Sale	19	17	- 10.5%	24	23	- 4.2%
Median Sales Price*	\$317,657	\$345,000	+ 8.6%	\$305,000	\$335,000	+ 9.8%
Average Sales Price*	\$336,928	\$363,636	+ 7.9%	\$326,976	\$354,243	+ 8.3%
Percent of List Price Received*	101.8%	101.5%	- 0.3%	100.9%	100.8%	- 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	May			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	97	97	0.0%	--	--	--
Under Contract	156	199	+ 27.6%	681	775	+ 13.8%
New Listings	159	208	+ 30.8%	720	815	+ 13.2%
Sold Listings	154	156	+ 1.3%	595	673	+ 13.1%
Days on Market Until Sale	9	14	+ 55.6%	12	15	+ 25.0%
Median Sales Price*	\$222,000	\$246,500	+ 11.0%	\$210,000	\$239,000	+ 13.8%
Average Sales Price*	\$226,375	\$250,386	+ 10.6%	\$210,872	\$239,493	+ 13.6%
Percent of List Price Received*	102.7%	101.7%	- 1.0%	101.8%	101.1%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

