

# Local Market Update for September 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

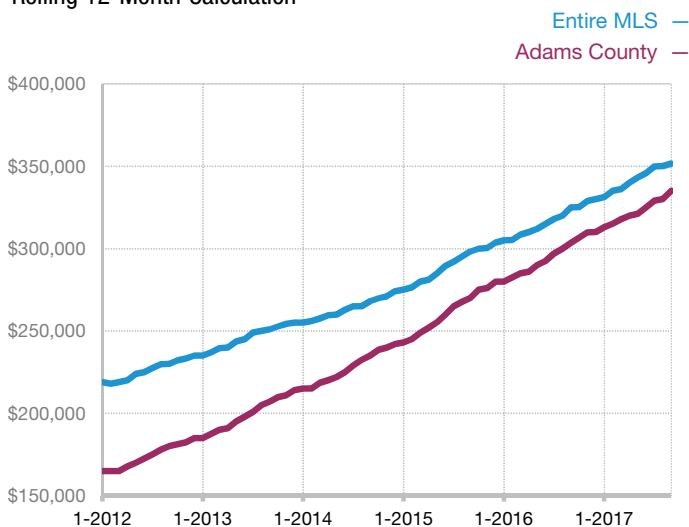
Single Family	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	948	<b>745</b>	- 21.4%	--	--	--
Under Contract	522	<b>607</b>	+ 16.3%	5,059	<b>5,295</b>	+ 4.7%
New Listings	708	<b>633</b>	- 10.6%	5,852	<b>6,013</b>	+ 2.8%
Sold Listings	600	<b>557</b>	- 7.2%	4,843	<b>4,959</b>	+ 2.4%
Days on Market Until Sale	17	<b>22</b>	+ 29.4%	20	<b>21</b>	+ 5.0%
Median Sales Price*	\$314,500	<b>\$345,000</b>	+ 9.7%	\$310,000	<b>\$340,000</b>	+ 9.7%
Average Sales Price*	\$334,967	<b>\$367,062</b>	+ 9.6%	\$332,849	<b>\$361,525</b>	+ 8.6%
Percent of List Price Received*	100.2%	<b>100.1%</b>	- 0.1%	101.0%	<b>100.7%</b>	- 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	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	161	<b>137</b>	- 14.9%	--	--	--
Under Contract	150	<b>166</b>	+ 10.7%	1,367	<b>1,471</b>	+ 7.6%
New Listings	183	<b>181</b>	- 1.1%	1,497	<b>1,587</b>	+ 6.0%
Sold Listings	172	<b>160</b>	- 7.0%	1,247	<b>1,380</b>	+ 10.7%
Days on Market Until Sale	12	<b>20</b>	+ 66.7%	11	<b>16</b>	+ 45.5%
Median Sales Price*	\$225,750	<b>\$239,750</b>	+ 6.2%	\$219,000	<b>\$243,000</b>	+ 11.0%
Average Sales Price*	\$223,639	<b>\$242,146</b>	+ 8.3%	\$217,888	<b>\$246,439</b>	+ 13.1%
Percent of List Price Received*	100.5%	<b>100.2%</b>	- 0.3%	101.9%	<b>101.1%</b>	- 0.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

