

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

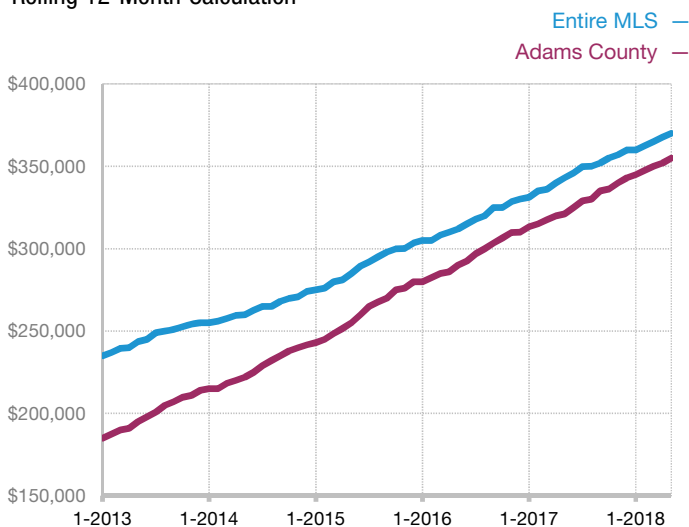
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	721	715	- 0.8%	--	--	--
Under Contract	666	687	+ 3.2%	2,792	2,936	+ 5.2%
New Listings	763	874	+ 14.5%	3,098	3,445	+ 11.2%
Sold Listings	647	670	+ 3.6%	2,493	2,543	+ 2.0%
Days on Market Until Sale	17	18	+ 5.9%	23	21	- 8.7%
Median Sales Price*	\$344,000	\$375,000	+ 9.0%	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$364,047	\$396,974	+ 9.0%	\$354,612	\$395,201	+ 11.4%
Percent of List Price Received*	101.4%	101.2%	- 0.2%	100.7%	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		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	134	96	- 28.4%	--	--	--
Under Contract	185	182	- 1.6%	767	794	+ 3.5%
New Listings	211	207	- 1.9%	827	838	+ 1.3%
Sold Listings	163	176	+ 8.0%	698	696	- 0.3%
Days on Market Until Sale	15	10	- 33.3%	16	16	0.0%
Median Sales Price*	\$247,000	\$280,000	+ 13.4%	\$239,488	\$275,000	+ 14.8%
Average Sales Price*	\$250,489	\$283,756	+ 13.3%	\$241,193	\$276,278	+ 14.5%
Percent of List Price Received*	101.7%	101.6%	- 0.1%	101.1%	101.4%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

