

# Local Market Update for June 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Adams County

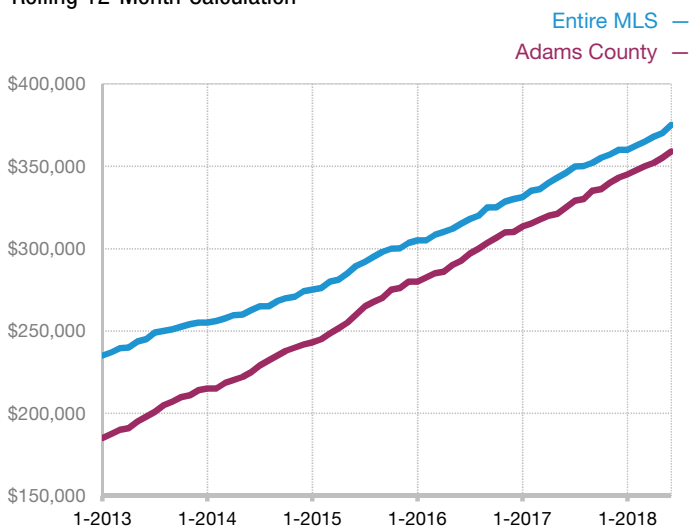
Single Family	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	814	<b>894</b>	+ 9.8%	--	--	--
Under Contract	658	<b>721</b>	+ 9.6%	3,449	<b>3,589</b>	+ 4.1%
New Listings	808	<b>915</b>	+ 13.2%	3,906	<b>4,355</b>	+ 11.5%
Sold Listings	686	<b>629</b>	- 8.3%	3,179	<b>3,194</b>	+ 0.5%
Days on Market Until Sale	18	<b>19</b>	+ 5.6%	22	<b>21</b>	- 4.5%
Median Sales Price*	\$350,000	<b>\$370,000</b>	+ 5.7%	\$338,400	<b>\$370,250</b>	+ 9.4%
Average Sales Price*	\$376,357	<b>\$389,164</b>	+ 3.4%	\$359,304	<b>\$394,172</b>	+ 9.7%
Percent of List Price Received*	101.3%	<b>100.8%</b>	- 0.5%	100.9%	<b>100.8%</b>	- 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	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	165	<b>109</b>	- 33.9%	--	--	--
Under Contract	177	<b>193</b>	+ 9.0%	944	<b>977</b>	+ 3.5%
New Listings	216	<b>208</b>	- 3.7%	1,043	<b>1,046</b>	+ 0.3%
Sold Listings	173	<b>173</b>	0.0%	871	<b>880</b>	+ 1.0%
Days on Market Until Sale	10	<b>10</b>	0.0%	15	<b>15</b>	0.0%
Median Sales Price*	\$249,000	<b>\$275,000</b>	+ 10.4%	\$240,000	<b>\$275,000</b>	+ 14.6%
Average Sales Price*	\$249,473	<b>\$270,218</b>	+ 8.3%	\$242,837	<b>\$274,925</b>	+ 13.2%
Percent of List Price Received*	101.3%	<b>101.5%</b>	+ 0.2%	101.1%	<b>101.4%</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.

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



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

