

Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Adams County

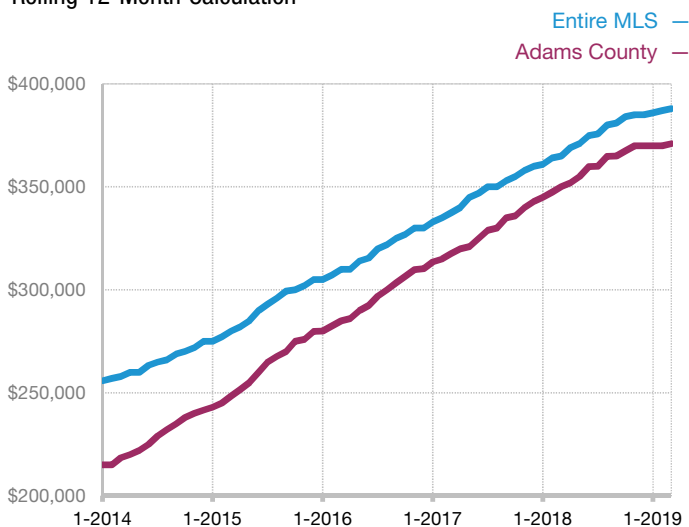
Single Family	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	688	639	- 7.1%	--	--	--
Under Contract	643	688	+ 7.0%	1,547	1,693	+ 9.4%
New Listings	778	686	- 11.8%	1,829	1,782	- 2.6%
Sold Listings	521	509	- 2.3%	1,313	1,338	+ 1.9%
Days on Market Until Sale	22	33	+ 50.0%	25	39	+ 56.0%
Median Sales Price*	\$372,900	\$380,000	+ 1.9%	\$366,000	\$375,000	+ 2.5%
Average Sales Price*	\$401,637	\$404,734	+ 0.8%	\$393,069	\$398,477	+ 1.4%
Percent of List Price Received*	100.9%	99.6%	- 1.3%	100.4%	99.3%	- 1.1%

* 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	March			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	103	133	+ 29.1%	--	--	--
Under Contract	185	173	- 6.5%	428	475	+ 11.0%
New Listings	185	169	- 8.6%	442	499	+ 12.9%
Sold Listings	145	142	- 2.1%	346	379	+ 9.5%
Days on Market Until Sale	16	22	+ 37.5%	18	28	+ 55.6%
Median Sales Price*	\$283,000	\$275,000	- 2.8%	\$275,000	\$270,765	- 1.5%
Average Sales Price*	\$282,112	\$280,348	- 0.6%	\$273,253	\$274,527	+ 0.5%
Percent of List Price Received*	101.6%	99.6%	- 2.0%	101.0%	99.3%	- 1.7%

* 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

