

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Adams County

Contact the Aurora Association of REALTORS® or Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

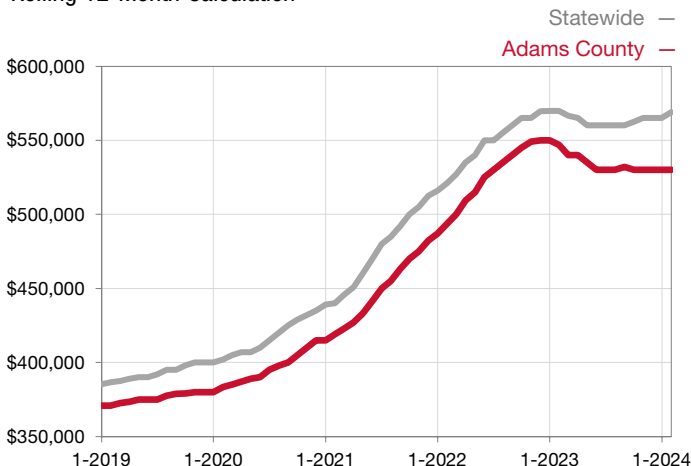
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	478	528	+ 10.5%	867	987	+ 13.8%
Sold Listings	375	439	+ 17.1%	660	717	+ 8.6%
Median Sales Price*	\$524,900	\$525,000	+ 0.0%	\$515,000	\$524,950	+ 1.9%
Average Sales Price*	\$539,021	\$560,747	+ 4.0%	\$536,174	\$555,337	+ 3.6%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.6%	99.1%	+ 0.5%
Days on Market Until Sale	52	53	+ 1.9%	50	52	+ 4.0%
Inventory of Homes for Sale	774	755	- 2.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	112	124	+ 10.7%	213	205	- 3.8%
Sold Listings	110	70	- 36.4%	186	133	- 28.5%
Median Sales Price*	\$386,000	\$398,500	+ 3.2%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$390,403	\$397,941	+ 1.9%	\$382,514	\$375,589	- 1.8%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	47	34	- 27.7%	42	42	0.0%
Inventory of Homes for Sale	178	138	- 22.5%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

* 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

