

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

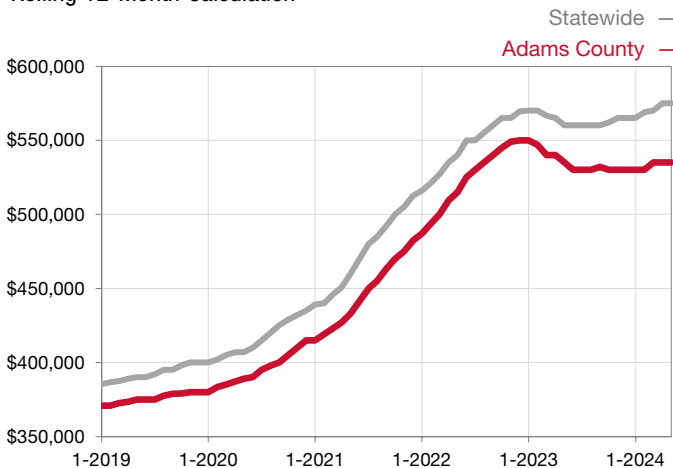
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	653	<b>836</b>	+ 28.0%	2,731	<b>3,218</b>	+ 17.8%
Sold Listings	547	<b>574</b>	+ 4.9%	2,249	<b>2,311</b>	+ 2.8%
Median Sales Price*	\$534,950	<b>\$538,450</b>	+ 0.7%	\$525,000	<b>\$535,000</b>	+ 1.9%
Average Sales Price*	\$564,800	<b>\$563,402</b>	- 0.2%	\$554,573	<b>\$568,738</b>	+ 2.6%
Percent of List Price Received*	100.5%	<b>99.7%</b>	- 0.8%	99.6%	<b>99.6%</b>	0.0%
Days on Market Until Sale	26	<b>36</b>	+ 38.5%	39	<b>43</b>	+ 10.3%
Inventory of Homes for Sale	844	<b>1,074</b>	+ 27.3%	--	--	--
Months Supply of Inventory	1.8	<b>2.4</b>	+ 33.3%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	173	<b>172</b>	- 0.6%	716	<b>669</b>	- 6.6%
Sold Listings	142	<b>113</b>	- 20.4%	621	<b>460</b>	- 25.9%
Median Sales Price*	\$412,500	<b>\$390,000</b>	- 5.5%	\$398,500	<b>\$390,000</b>	- 2.1%
Average Sales Price*	\$409,224	<b>\$383,024</b>	- 6.4%	\$394,603	<b>\$387,776</b>	- 1.7%
Percent of List Price Received*	100.5%	<b>99.7%</b>	- 0.8%	100.0%	<b>99.6%</b>	- 0.4%
Days on Market Until Sale	26	<b>27</b>	+ 3.8%	32	<b>34</b>	+ 6.3%
Inventory of Homes for Sale	202	<b>214</b>	+ 5.9%	--	--	--
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	--	--	--

\* 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

