

# Local Market Update for August 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.

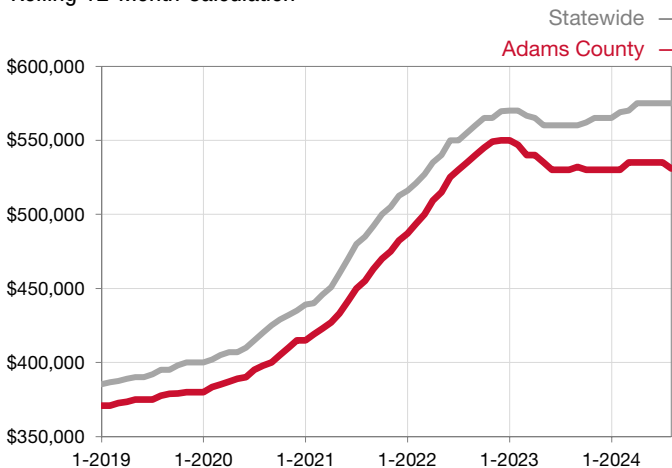
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	598	576	- 3.7%	4,688	5,173	+ 10.3%
Sold Listings	476	492	+ 3.4%	3,756	3,841	+ 2.3%
Median Sales Price*	\$545,000	\$523,945	- 3.9%	\$532,000	\$535,000	+ 0.6%
Average Sales Price*	\$585,637	\$552,632	- 5.6%	\$563,544	\$568,108	+ 0.8%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	33	39	+ 18.2%	35	40	+ 14.3%
Inventory of Homes for Sale	1,156	1,226	+ 6.1%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	151	155	+ 2.6%	1,157	1,126	- 2.7%
Sold Listings	131	92	- 29.8%	998	752	- 24.6%
Median Sales Price*	\$395,000	\$397,000	+ 0.5%	\$400,000	\$389,700	- 2.6%
Average Sales Price*	\$407,023	\$384,972	- 5.4%	\$398,217	\$385,373	- 3.2%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	26	26	0.0%	30	32	+ 6.7%
Inventory of Homes for Sale	230	283	+ 23.0%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

\* 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

