

# Local Market Update – May 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



## Adams County

**- 2.7%**

Change in  
New Listings

**- 10.3%**

Change in  
Sold Listings

**+ 11.6%**

Change in  
Median Sold Price\*\*

**May**

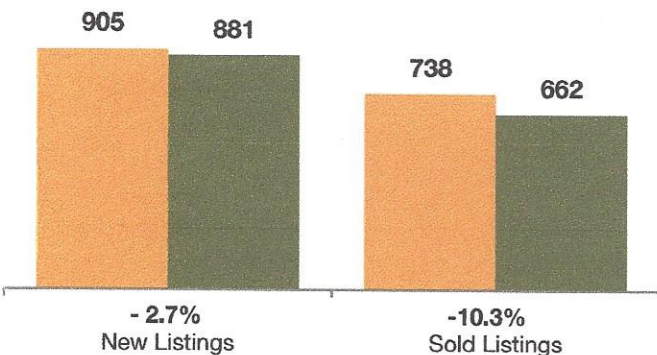
**Year to Date (YTD)**

	2015	2016	+ / -	2015	2016	+ / -
Active Listings	547	505	-7.7%	--	--	--
Under Contract Listings	1,018	979	-3.8%	4,254	4,086	-3.9%
New Listings	905	881	-2.7%	3,898	3,654	-6.3%
Sold Listings	738	662	-10.3%	2,846	2,857	+ 0.4%
Total Days on Market	11	13	+ 18.2%	18	21	+ 16.7%
Median Sold Price*	\$265,500	\$296,277	+ 11.6%	\$252,000	\$285,000	+ 13.1%
Average Sold Price*	\$281,478	\$311,211	+ 10.6%	\$271,749	\$302,302	+ 11.2%
Percent of Sold Price to List Price*	101.8%	102.2%	+ 0.4%	101.3%	101.1%	-0.2%

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

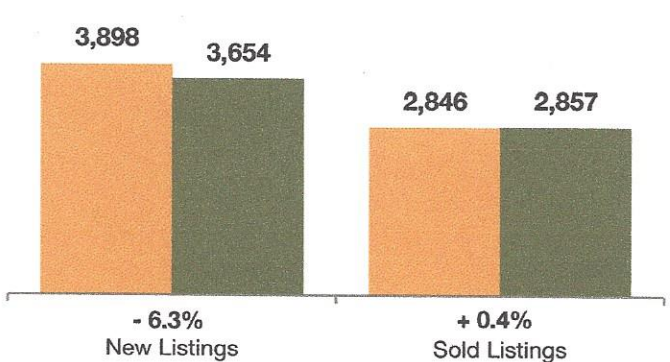
**May**

■ 2015 ■ 2016

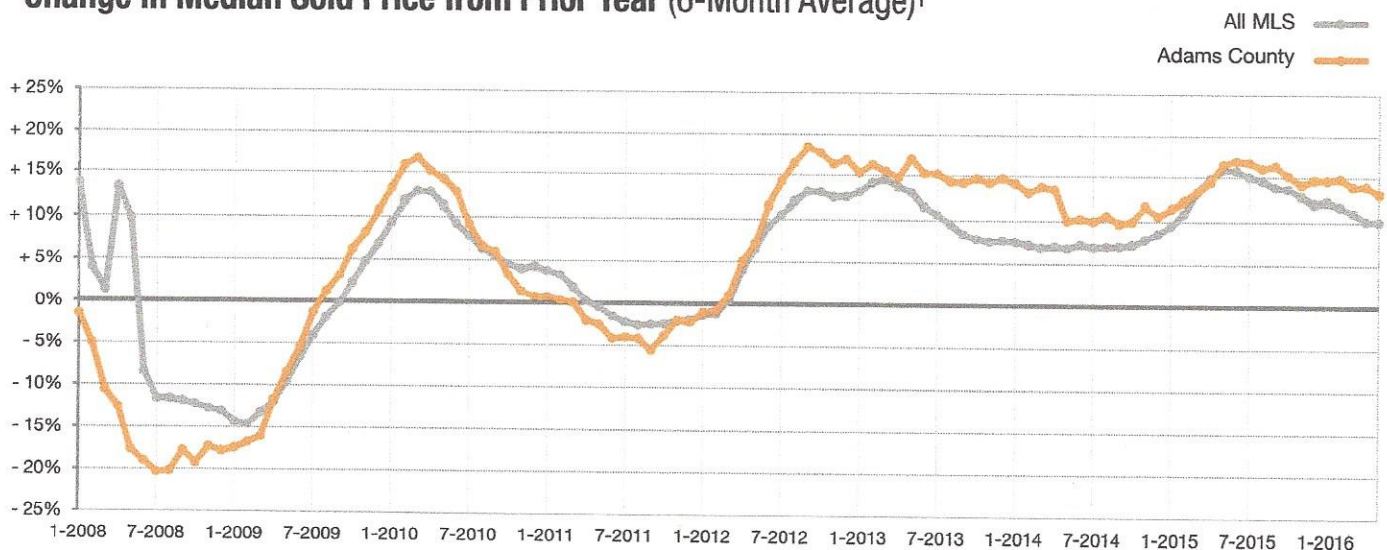


**Year to Date (YTD)**

■ 2015 ■ 2016



### Change in Median Sold Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sold price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.