

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

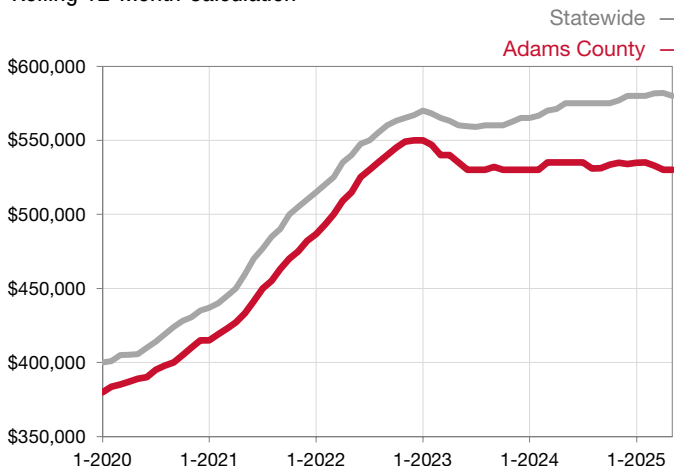
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 05-2024 | Thru 05-2025 | Percent Change from Previous Year |
| New Listings | 831 | 862 | + 3.7% | 3,224 | 3,642 | + 13.0% |
| Sold Listings | 578 | 546 | - 5.5% | 2,315 | 2,306 | - 0.4% |
| Median Sales Price* | \$539,000 | \$528,500 | - 1.9% | \$535,000 | \$529,900 | - 1.0% |
| Average Sales Price* | \$563,726 | \$558,100 | - 1.0% | \$568,737 | \$561,409 | - 1.3% |
| Percent of List Price Received* | 99.7% | 99.8% | + 0.1% | 99.6% | 99.5% | - 0.1% |
| Days on Market Until Sale | 36 | 38 | + 5.6% | 43 | 50 | + 16.3% |
| Inventory of Homes for Sale | 1,283 | 1,553 | + 21.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.3 | + 17.9% | -- | -- | -- |

* 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 05-2024 | Thru 05-2025 | Percent Change from Previous Year |
| New Listings | 174 | 192 | + 10.3% | 671 | 856 | + 27.6% |
| Sold Listings | 112 | 116 | + 3.6% | 459 | 442 | - 3.7% |
| Median Sales Price* | \$390,000 | \$385,250 | - 1.2% | \$390,000 | \$385,000 | - 1.3% |
| Average Sales Price* | \$383,033 | \$392,305 | + 2.4% | \$387,789 | \$387,002 | - 0.2% |
| Percent of List Price Received* | 99.7% | 99.4% | - 0.3% | 99.6% | 99.3% | - 0.3% |
| Days on Market Until Sale | 27 | 49 | + 81.5% | 34 | 53 | + 55.9% |
| Inventory of Homes for Sale | 259 | 438 | + 69.1% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 4.8 | + 84.6% | -- | -- | -- |

* 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

