

Adams County, CO

County · CO · Colorado

BALANCED MARKET

\$487K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

7,799

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



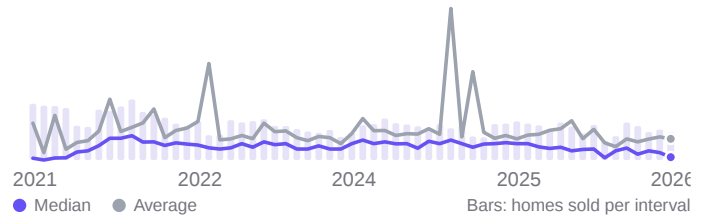
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$477K · Average \$529K

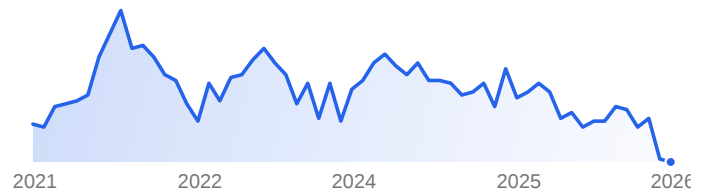
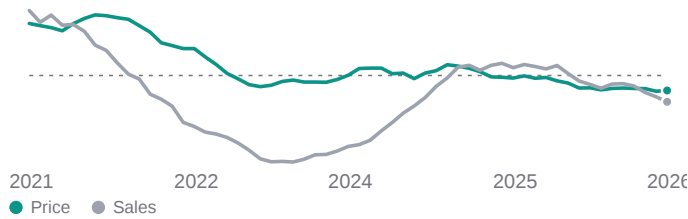


Growth (year over year)

Price -4.8% · Sales -8.5%

Price per square foot

\$268/ft²

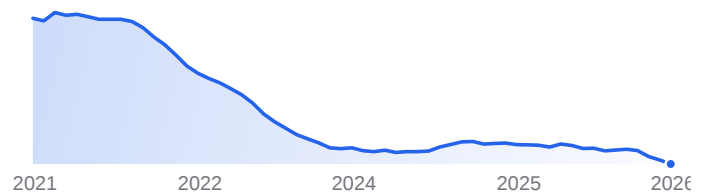
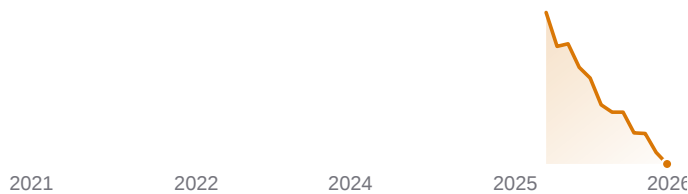


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

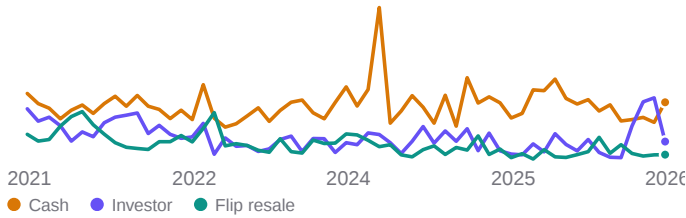
4.8%



BUYERS & OUTCOMES

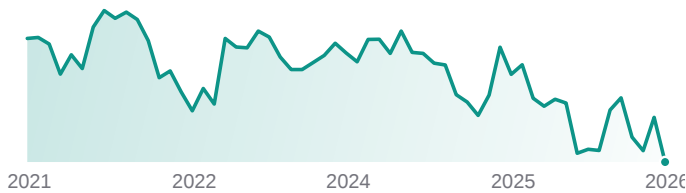
Buyer mix

Cash 16% · Investor 8.0% · Flip resale 5.4%



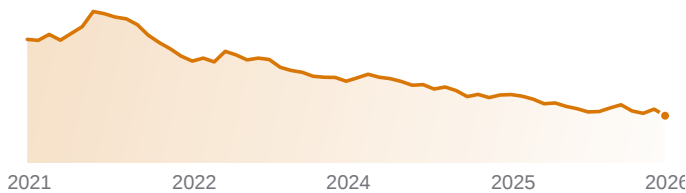
Sellers who sold at a gain

81%

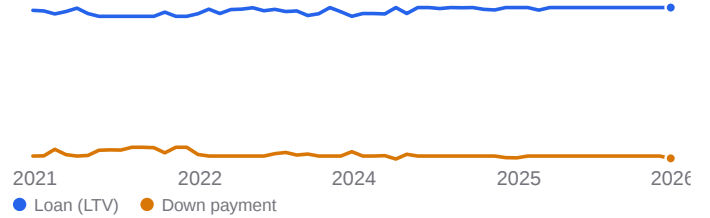


Median annualized return at resale

+3.5%

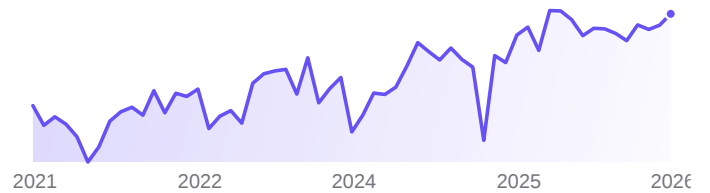


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.6%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 64 · Auction stage 64



HOUSING STOCK

Homes	163,008
Median value (AVM)	\$479K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1995
Single family	79%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.0%
Owner occupied	86%
Company owned	11%
Median loan-to-value	61%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	545,162
Density	467 / mi²
Median household income	\$83K
Average household income	\$108K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	44
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	9.1%
Unemployment	1.7%
Average temp	51°F
Annual precip	15 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.