

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

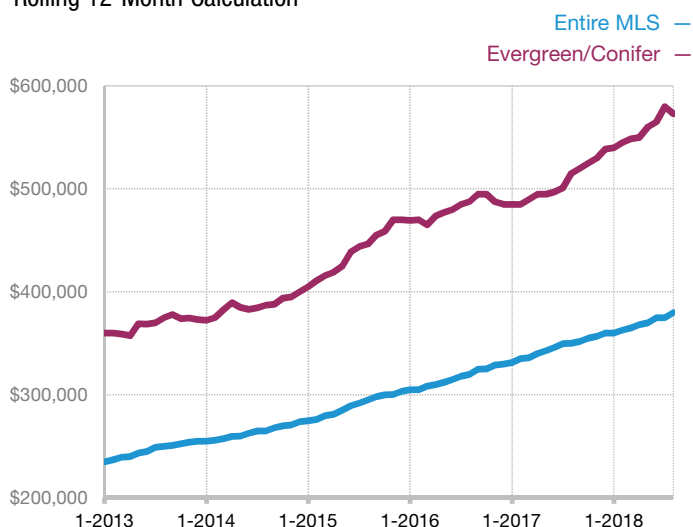
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	238	162	- 31.9%	--	--	--
Under Contract	76	51	- 32.9%	540	522	- 3.3%
New Listings	80	73	- 8.8%	705	649	- 7.9%
Sold Listings	82	73	- 11.0%	506	500	- 1.2%
Days on Market Until Sale	40	24	- 40.0%	44	38	- 13.6%
Median Sales Price*	\$590,399	\$571,000	- 3.3%	\$548,750	\$595,000	+ 8.4%
Average Sales Price*	\$681,193	\$650,653	- 4.5%	\$644,579	\$701,410	+ 8.8%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	98.9%	99.5%	+ 0.6%

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

Townhouse-Condo	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	17	18	+ 5.9%	--	--	--
Under Contract	4	4	0.0%	40	52	+ 30.0%
New Listings	10	15	+ 50.0%	59	66	+ 11.9%
Sold Listings	4	10	+ 150.0%	31	49	+ 58.1%
Days on Market Until Sale	12	32	+ 166.7%	30	39	+ 30.0%
Median Sales Price*	\$339,250	\$419,000	+ 23.5%	\$360,000	\$445,000	+ 23.6%
Average Sales Price*	\$324,750	\$484,260	+ 49.1%	\$411,852	\$470,829	+ 14.3%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	100.6%	99.3%	- 1.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

