

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

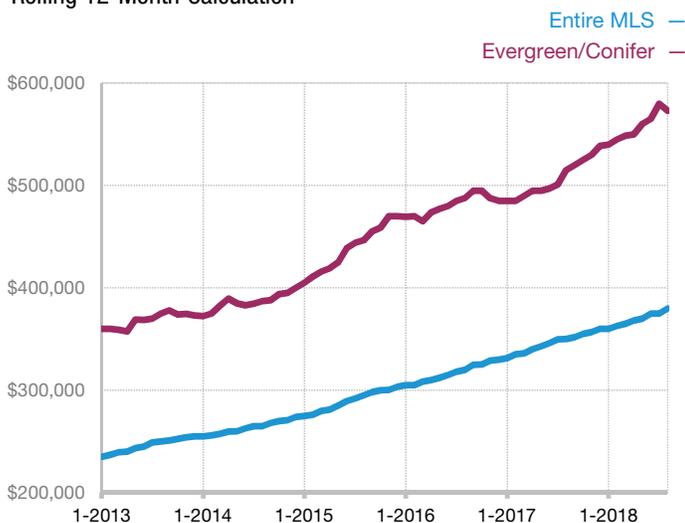
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	238	<b>162</b>	- 31.9%	--	--	--
Under Contract	76	<b>51</b>	- 32.9%	540	<b>522</b>	- 3.3%
New Listings	80	<b>73</b>	- 8.8%	705	<b>649</b>	- 7.9%
Sold Listings	82	<b>73</b>	- 11.0%	506	<b>500</b>	- 1.2%
Days on Market Until Sale	40	<b>24</b>	- 40.0%	44	<b>38</b>	- 13.6%
Median Sales Price*	\$590,399	<b>\$571,000</b>	- 3.3%	\$548,750	<b>\$595,000</b>	+ 8.4%
Average Sales Price*	\$681,193	<b>\$650,653</b>	- 4.5%	\$644,579	<b>\$701,410</b>	+ 8.8%
Percent of List Price Received*	98.6%	<b>99.2%</b>	+ 0.6%	98.9%	<b>99.5%</b>	+ 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	17	<b>18</b>	+ 5.9%	--	--	--
Under Contract	4	<b>4</b>	0.0%	40	<b>52</b>	+ 30.0%
New Listings	10	<b>15</b>	+ 50.0%	59	<b>66</b>	+ 11.9%
Sold Listings	4	<b>10</b>	+ 150.0%	31	<b>49</b>	+ 58.1%
Days on Market Until Sale	12	<b>32</b>	+ 166.7%	30	<b>39</b>	+ 30.0%
Median Sales Price*	\$339,250	<b>\$419,000</b>	+ 23.5%	\$360,000	<b>\$445,000</b>	+ 23.6%
Average Sales Price*	\$324,750	<b>\$484,260</b>	+ 49.1%	\$411,852	<b>\$470,829</b>	+ 14.3%
Percent of List Price Received*	99.6%	<b>98.8%</b>	- 0.8%	100.6%	<b>99.3%</b>	- 1.3%

\* 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

