

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

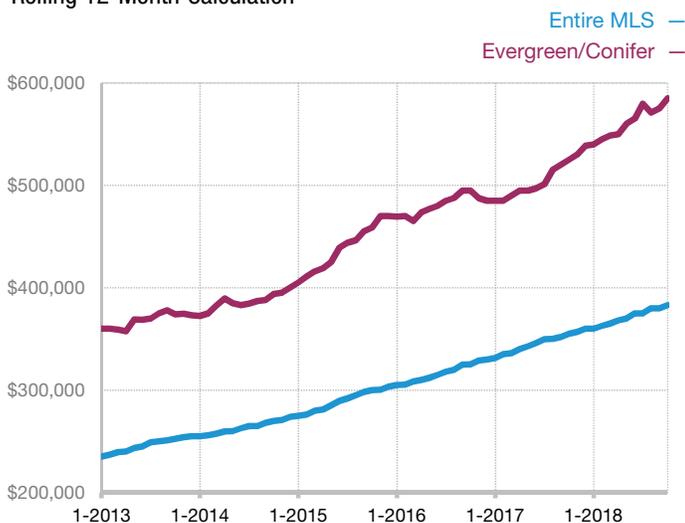
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	181	133	- 26.5%	--	--	--
Under Contract	60	67	+ 11.7%	660	625	- 5.3%
New Listings	37	45	+ 21.6%	808	756	- 6.4%
Sold Listings	75	43	- 42.7%	645	589	- 8.7%
Days on Market Until Sale	50	50	0.0%	44	38	- 13.6%
Median Sales Price*	\$525,000	\$610,000	+ 16.2%	\$542,100	\$590,000	+ 8.8%
Average Sales Price*	\$623,881	\$673,733	+ 8.0%	\$634,962	\$688,500	+ 8.4%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.8%	99.4%	+ 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	14	15	+ 7.1%	--	--	--
Under Contract	6	6	0.0%	52	63	+ 21.2%
New Listings	4	8	+ 100.0%	71	82	+ 15.5%
Sold Listings	6	5	- 16.7%	46	60	+ 30.4%
Days on Market Until Sale	27	34	+ 25.9%	29	36	+ 24.1%
Median Sales Price*	\$308,500	\$377,000	+ 22.2%	\$352,500	\$431,000	+ 22.3%
Average Sales Price*	\$451,167	\$339,300	- 24.8%	\$414,736	\$451,468	+ 8.9%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	99.9%	99.0%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

