

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

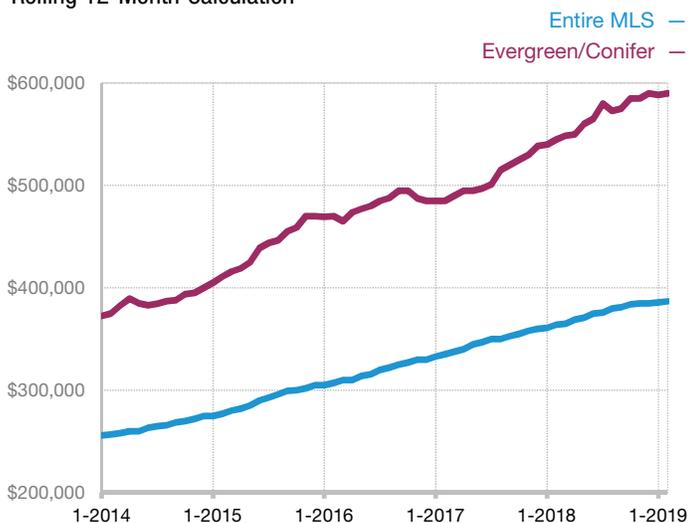
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	108	95	- 12.0%	--	--	--
Under Contract	57	50	- 12.3%	93	79	- 15.1%
New Listings	61	69	+ 13.1%	101	117	+ 15.8%
Sold Listings	36	32	- 11.1%	69	58	- 15.9%
Days on Market Until Sale	77	62	- 19.5%	59	60	+ 1.7%
Median Sales Price*	\$577,900	<b>\$637,250</b>	+ 10.3%	\$566,000	<b>\$582,000</b>	+ 2.8%
Average Sales Price*	\$772,851	<b>\$729,453</b>	- 5.6%	\$710,337	<b>\$681,692</b>	- 4.0%
Percent of List Price Received*	98.1%	<b>96.9%</b>	- 1.2%	98.3%	<b>97.2%</b>	- 1.1%

\* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	6	10	+ 66.7%	--	--	--
Under Contract	6	6	0.0%	9	13	+ 44.4%
New Listings	6	5	- 16.7%	7	11	+ 57.1%
Sold Listings	1	4	+ 300.0%	4	8	+ 100.0%
Days on Market Until Sale	104	40	- 61.5%	119	36	- 69.7%
Median Sales Price*	\$840,000	<b>\$409,500</b>	- 51.3%	\$473,100	<b>\$383,250</b>	- 19.0%
Average Sales Price*	\$840,000	<b>\$418,125</b>	- 50.2%	\$501,550	<b>\$401,563</b>	- 19.9%
Percent of List Price Received*	97.7%	<b>98.8%</b>	+ 1.1%	98.4%	<b>99.3%</b>	+ 0.9%

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

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



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

