

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

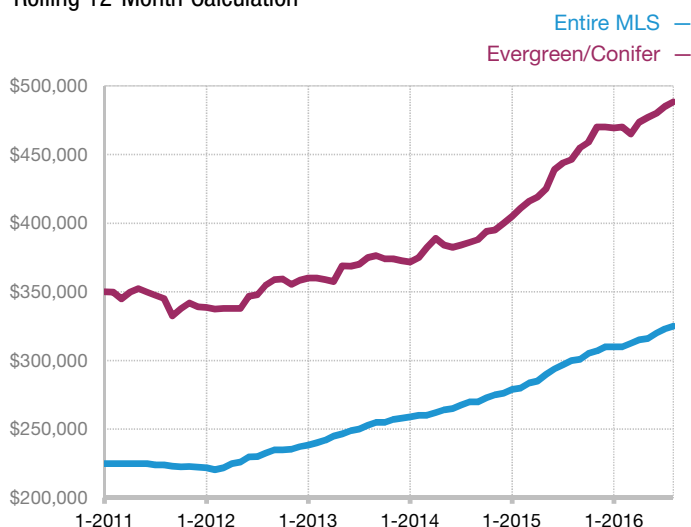
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	326	235	- 27.9%	--	--	--
Under Contract	69	95	+ 37.7%	548	556	+ 1.5%
New Listings	90	102	+ 13.3%	775	755	- 2.6%
Sold Listings	65	94	+ 44.6%	501	483	- 3.6%
Days on Market Until Sale	46	26	- 43.5%	56	43	- 23.2%
Median Sales Price*	\$465,000	\$498,000	+ 7.1%	\$472,500	\$503,699	+ 6.6%
Average Sales Price*	\$600,470	\$557,106	- 7.2%	\$551,609	\$577,560	+ 4.7%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.4%	98.6%	+ 0.2%

\* 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	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	18	10	- 44.4%	--	--	--
Under Contract	6	8	+ 33.3%	57	53	- 7.0%
New Listings	8	8	0.0%	66	59	- 10.6%
Sold Listings	11	8	- 27.3%	56	50	- 10.7%
Days on Market Until Sale	22	31	+ 40.9%	41	21	- 48.8%
Median Sales Price*	\$265,000	\$557,500	+ 110.4%	\$287,750	\$332,059	+ 15.4%
Average Sales Price*	\$352,156	\$492,063	+ 39.7%	\$326,201	\$374,551	+ 14.8%
Percent of List Price Received*	99.9%	97.9%	- 2.0%	99.3%	99.5%	+ 0.2%

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



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

