

Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

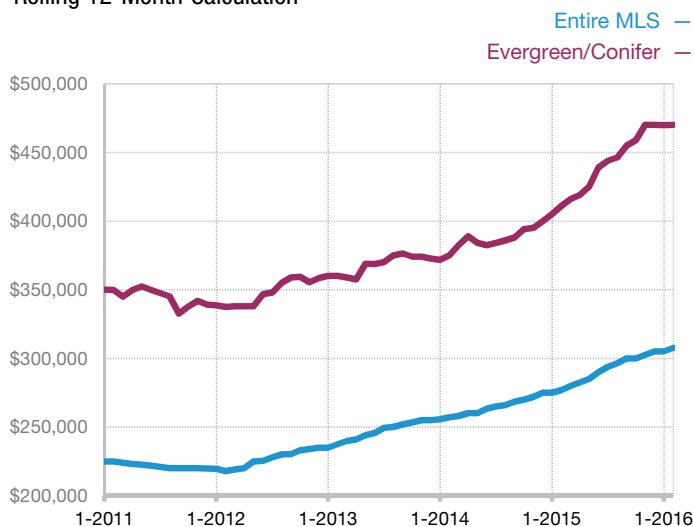
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	170	122	- 28.2%	--	--	--
Under Contract	55	56	+ 1.8%	106	93	- 12.3%
New Listings	58	53	- 8.6%	91	102	+ 12.1%
Sold Listings	32	26	- 18.8%	68	62	- 8.8%
Days on Market Until Sale	103	64	- 37.9%	91	61	- 33.0%
Median Sales Price*	\$502,500	\$511,500	+ 1.8%	\$522,500	\$501,000	- 4.1%
Average Sales Price*	\$562,474	\$559,304	- 0.6%	\$560,022	\$539,319	- 3.7%
Percent of List Price Received*	96.6%	97.9%	+ 1.3%	97.1%	97.3%	+ 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	17	6	- 64.7%	--	--	--
Under Contract	5	11	+ 120.0%	12	16	+ 33.3%
New Listings	8	13	+ 62.5%	10	17	+ 70.0%
Sold Listings	6	3	- 50.0%	9	7	- 22.2%
Days on Market Until Sale	112	6	- 94.6%	112	8	- 92.9%
Median Sales Price*	\$297,750	\$140,000	- 53.0%	\$280,500	\$311,100	+ 10.9%
Average Sales Price*	\$336,658	\$202,989	- 39.7%	\$311,650	\$243,581	- 21.8%
Percent of List Price Received*	98.5%	100.8%	+ 2.3%	98.1%	100.1%	+ 2.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

