

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

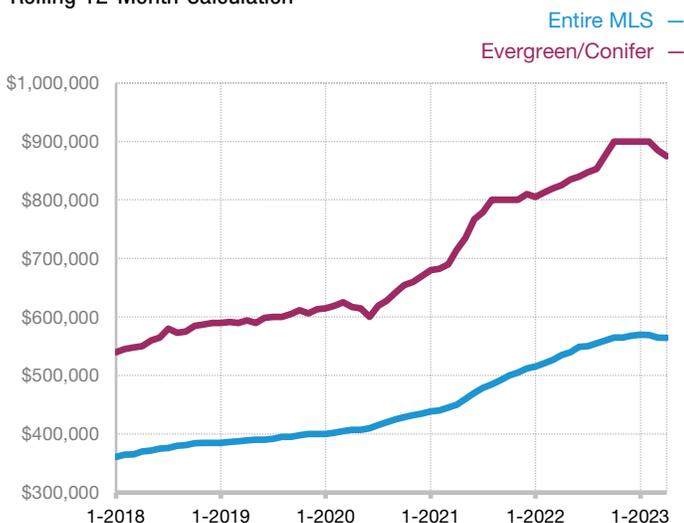
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	68	71	+ 4.4%	--	--	--
Under Contract	56	39	- 30.4%	177	144	- 18.6%
New Listings	84	56	- 33.3%	218	164	- 24.8%
Sold Listings	59	44	- 25.4%	152	131	- 13.8%
Days on Market Until Sale	15	21	+ 40.0%	15	44	+ 193.3%
Median Sales Price*	\$980,000	<b>\$987,000</b>	+ 0.7%	\$950,000	<b>\$895,000</b>	- 5.8%
Average Sales Price*	\$1,187,245	<b>\$1,112,581</b>	- 6.3%	\$1,107,893	<b>\$1,029,245</b>	- 7.1%
Percent of List Price Received*	109.1%	<b>100.1%</b>	- 8.2%	107.2%	<b>98.8%</b>	- 7.8%

\* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	8	5	- 37.5%	--	--	--
Under Contract	6	5	- 16.7%	18	17	- 5.6%
New Listings	4	5	+ 25.0%	22	16	- 27.3%
Sold Listings	3	3	0.0%	13	11	- 15.4%
Days on Market Until Sale	13	24	+ 84.6%	41	23	- 43.9%
Median Sales Price*	\$915,000	<b>\$605,000</b>	- 33.9%	\$675,000	<b>\$580,000</b>	- 14.1%
Average Sales Price*	\$895,000	<b>\$559,833</b>	- 37.4%	\$716,474	<b>\$547,455</b>	- 23.6%
Percent of List Price Received*	106.0%	<b>99.2%</b>	- 6.4%	106.1%	<b>99.3%</b>	- 6.4%

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



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

