

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

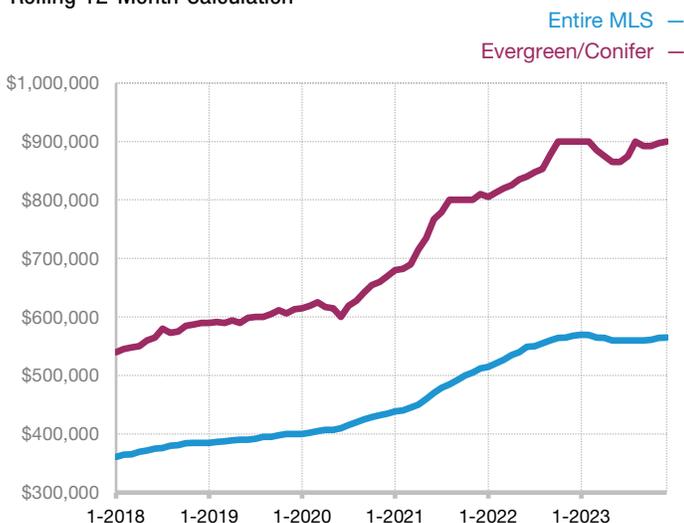
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	98	75	- 23.5%	--	--	--
Under Contract	30	24	- 20.0%	636	525	- 17.5%
New Listings	16	8	- 50.0%	791	665	- 15.9%
Sold Listings	36	36	0.0%	635	522	- 17.8%
Days on Market Until Sale	45	63	+ 40.0%	19	34	+ 78.9%
Median Sales Price*	\$781,800	<b>\$886,500</b>	+ 13.4%	\$900,000	<b>\$900,000</b>	0.0%
Average Sales Price*	\$953,836	<b>\$924,614</b>	- 3.1%	\$1,071,088	<b>\$1,052,870</b>	- 1.7%
Percent of List Price Received*	96.9%	<b>97.5%</b>	+ 0.6%	102.8%	<b>99.2%</b>	- 3.5%

\* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	10	4	- 60.0%	--	--	--
Under Contract	5	3	- 40.0%	61	57	- 6.6%
New Listings	4	2	- 50.0%	75	61	- 18.7%
Sold Listings	6	1	- 83.3%	57	55	- 3.5%
Days on Market Until Sale	13	4	- 69.2%	18	33	+ 83.3%
Median Sales Price*	\$803,125	<b>\$676,000</b>	- 15.8%	\$620,000	<b>\$605,000</b>	- 2.4%
Average Sales Price*	\$742,376	<b>\$676,000</b>	- 8.9%	\$665,818	<b>\$625,953</b>	- 6.0%
Percent of List Price Received*	106.1%	<b>98.7%</b>	- 7.0%	102.3%	<b>99.4%</b>	- 2.8%

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

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



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

